

California Coastal Commission

L O C A L C O A S T A L

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Coastal Zone
Information
Center

CALIFORNIA COASTAL COMMISSION

COASTAL ZONE
INFORMATION CENTER

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Local Coastal Program MANUAL

The Local Coastal Program Manual is a guide to assist local governments in preparing an LCP that meets the requirements of the Coastal Act and the Commission's LCP Regulations, adopted May 17, 1977. The Manual explains the local coastal planning process, including the relationship of the LCP to other statutes; expands upon the Act and LCP Regulations as to the content of the LCP; and explains funding sources and how to apply for them.

This Manual has been prepared and issued by the Commission's staff, with the assistance of the Office of Planning and Research, on July 22, 1977. It replaces the draft Manual dated February 14, 1977. Additional materials will be sent as they become available; addendums or corrections will be provided in a form that can be easily identified and added or substituted.

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California Coastal Commission

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PART I
PREPARATION OF
LOCAL COASTAL PROGRAM

COASTAL ZONE
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INTRODUCTION

Background: The Coastal Act and LCPs

The California Coastal Act of 1976 declares that "to achieve maximum responsiveness to local conditions, accountability, and public accessibility, it is necessary to rely heavily on local government and local land use planning procedures and enforcement" in carrying out the state's coastal objectives and policies (Section 30004). To this end, the Act directs each local government lying wholly or partly within the coastal zone to prepare a Local Coastal Program (LCP) for its portion of the coastal zone.¹

An LCP consists of "a local government's land use plans, zoning ordinances, zoning district maps, and [in designated sensitive coastal resource areas] implementing actions which, when taken together, meet the requirements of, and implement the provisions and policies of, [the Coastal Act] at the local level." (Section 30108.6) The land use plan, the heart of the LCP, is defined as:

the relevant portions of a local government's general plan, or local coastal element, which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resource protection and development policies, and, where necessary, a listing of implementing actions. (Section 30108.5)

The components of the LCP are discussed more fully in later chapters.

As set forth in the Coastal Act, a local government may prepare and submit its land use plan and zoning documents at one time or in two stages; it may submit its coastal plans in several geographic subunits (based on Commission approval that the units can be evaluated separately); or it

¹ The detailed maps delineating the coastal zone can be ordered directly from the printer: Addressograph Multigraph Corporation Graphics, 450 Mission Street, San Francisco, California 94105, (415) 781-4353. A full set costs approximately \$75.00 or individual maps about \$2.00 each. Copies are available for review at the State and Regional Coastal Commission offices and at the County Clerk of each coastal county.

may, by July 1, 1977, request that the Coastal Commission prepare all or part of the LCP. Preparation of the LCP by the Coastal Commission, however, does not exempt the local government from other requirements of the Coastal Act, including public hearings and formal submittal of the LCP for certification..

After the LCP, or any geographic portion of it, has been certified by the Coastal Commission, the local government assumes responsibility for administering coastal development permits for that area of the coastal zone, except for developments proposed on submerged lands, tide lands, public trust lands, certain ports, and state universities or colleges. Permit authority under Chapter 7 of the Coastal Act will then rest with the local jurisdiction, and developments within the coastal zone, including special district, state, and most federal actions, are to be allowed only if found to be in conformity with the certified LCP. The State Coastal Commission will only hear limited appeals from such local permit decisions.

Purpose of the Manual

The Coastal Act recognizes that conditions along the coast vary greatly and that each local government must, in consultation with the Coastal Commission, develop the LCP that best suits these local conditions. However, because of the great reliance placed on the LCP to carry out the state's coastal management program, the Coastal Act also specifically provides for guidance and review of the LCP process by the Coastal Commission. The Commission is to adopt procedures for the preparation, submission, approval, certification and amendment of LCPs, including "a common methodology for the preparation of, and the determination of the scope of, the local coastal program..." (Section 30501)

As of this date, the Coastal Commission accordingly has prepared two documents:

- (1) the Coastal Commission LCP Regulations, adopted May 17, 1977, which set out procedures and basic methodology for local government preparation of the LCP and procedures for the review and certification of the LCP by the Coastal Commission; and

- (2) this manual, which is a guide to assist local governments in preparing an LCP that meets the requirements of the Coastal Act and the Commission's Regulations.

The manual explains the local coastal planning process in a logical, sequential manner; expands upon the Coastal Act and the Regulations as to the content of the LCP; explains the relationship of the local coastal planning to other state statutory requirements, such as the California Environmental Quality Act and the State Planning and Zoning Laws, and to the activities of local, regional, state, and federal agencies; and explains potential funding sources available for local coastal planning assistance and grant procedures.

This manual is directed primarily toward assisting local planning departments, advisory and technical committees, governing bodies, and others who will actually be preparing LCPs or who wish to participate in local coastal planning. The manual should also assist special districts and state and federal agencies in becoming effectively involved in the intergovernmental effort necessary to carry out the Coastal Act at the local level.

The manual is intended to help local governments that have large and complex coastal jurisdictions, as well as those with fewer issues and smaller areas. Thus the use of the manual and its guidelines should be tailored to the specific needs of each coastal county and city.

Organization of the Manual

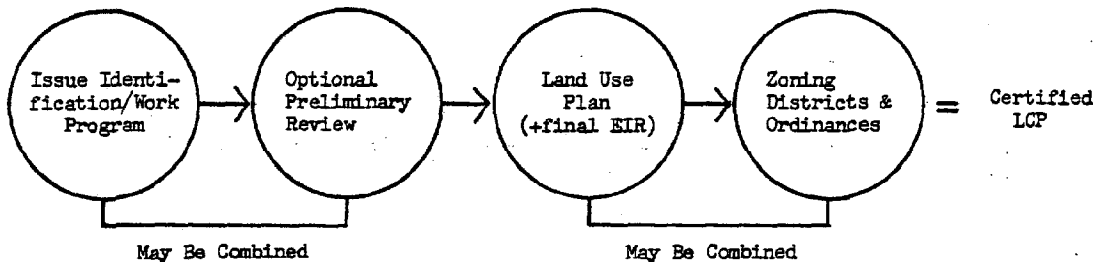
This manual is divided into three parts: Part I, Preparation of the Local Coastal Program; Part II, Coastal Act Policies; and Part III, Funding Assistance. There is also an Appendix section which includes mailing lists of local, regional, state, and federal agencies and information about coastal acquisitions and restoration.

Part I describes and explains the applicable provisions of the Coastal Act and the Commission's LCP Regulations, combined with information on other laws that directly relate to local coastal planning. This generalized discussion should not, however, be read as a substitute for the specific

language of the applicable laws and regulations. Part I is organized sequentially, dividing the LCP preparation process into three phases:

- (1) issue identification and the work program;
- (2) the land use plan; and
- (3) zoning and implementing actions.

The land use plan and zoning phases may, according to the Coastal Act, be combined. However, most of the guidance set forth in this manual for preparing the two portions of the LCP would be the same whether they are submitted together or separately. Most local governments will probably choose to submit the plan and zoning in two phases so that the preparation of the zoning will be based on an already approved land use plan. The chart below illustrates the general LCP submittal procedures.



Part II of this manual sets forth all of the policies of Chapter 3 of the Coastal Act, organized into 14 subject groups. Under each policy group, there are explanatory notes, a checklist of factors to be included in the LCP, and a listing of relevant governmental agencies and sources of information.

Part III of the manual describes the methods of funding available to assist local governments in preparing local coastal programs and the procedures for coastal planning grants.

CHAPTER 1: ISSUE IDENTIFICATION AND WORK PROGRAM

The initial steps in preparing an LCP are to identify the coastal issues and to design a total work program that addresses those issues. All local governments preparing LCPs must do an "issue identification" pursuant to Sections 00020-00022 of the Commission's LCP Regulations. For local governments that seek funding assistance, a work program is also required to enable the Commission to authorize coastal planning grants.

A. Identifying Coastal Issues

In accordance with the Commission's LCP Regulations, the purpose of the issue identification is to:

- (1) determine the policies of the Coastal Act that apply in each jurisdiction; (2) determine the extent to which existing local plans are adequate to meet Coastal Act requirements; and (3) delineate any potential conflicts between existing plans and development proposals and the policies of the Coastal Act. (Section 00020)

To carry out the issue identification, the local government is to:

- (1) review the policies of Chapter 3 of the Coastal Act to determine which are applicable and the extent of analysis needed; (2) identify potential uses of more than local importance; and (3) identify potential conflicts between coastal policies and existing, allowable, or proposed uses (Section 00021).

A model format is suggested to assist local governments in preparing an issue identification that meets the requirements of the Regulations in an efficient and economical manner. A uniform organization for presenting the issue identification will also facilitate review by the Commission and other interested persons. The model format consists of four parts:

- (1) An area-wide description of the existing conditions, potentially allowable uses in accordance with existing plans and zoning, and any major proposed public works projects or uses of more than local importance;
- (2) A policy group evaluation, discussing existing and potentially allowable uses as they relate to the Coastal Act policies;

- (3) A summary checklist of applicability and consistency of local policies, plans, and zoning to the Coastal Act policy groups; and
- (4) A brief summary of key issues.

Each of these four parts is explained and a model given in the following sections.

1. Area-wide Description

To provide a basis for comparison with Coastal Act policies, the issue identification should begin with a brief narrative and, if possible, a map describing existing conditions in the coastal zone, together with a discussion of potentially allowable uses based on existing plans and zoning, and proposed major developments. Where a local government believes its existing plans and ordinances are adequate to comply with Coastal Act policies, the evaluation should specifically delineate the "kinds, location and intensity of development currently allowable by local regulations." Where the jurisdiction envisions substantial revisions of its current regulations, the identification of potential conflicts can be based on a more general assessment.

The following is a hypothetical example of such a narrative:

The area of the coastal zone from Pt. X to Pt. Y is predominantly built up with residential development, with only a few vacant parcels remaining. The frontage of the coastal highway is 2-3 story apartments and condominiums at densities averaging 15 units per net acre, while the surrounding streets are single family units on lots of 5,000 and 6,000 sq. ft. The existing built-up developments are consistent with current general plans and zoning; the R-1 zone for the single family area requires minimum lots of 5,000 sq. ft., with a maximum of 50% building coverage of each lot and 2 story height limit; the R-2 zone allows 1 unit per 2,000 sq. ft. lot area and a maximum 3 story height limit.

In the two block area near the intersection of Main Street and the coastal highway, current general plan and zoning would allow multi-family development (R-2 zoning), while the area is predominantly developed with older single family units.

Along the two-mile shoreline between Pt. X and Pt. Y, private homes stretch the length of the bluff, with average setbacks of 25 feet; there are also a number of private stairways to the beach, about 20 feet below. The City's beachfront code requires a 25 foot setback from the bluff edge, but this may be waived up to a 10 foot minimum under special conditions. Public access to the beach is provided at each end of the two-mile stretch.

At Pt. Y there is a state beach, with parking for 40 cars, and restrooms. Immediately to the south of the state beach is a small cluster consisting of a motel, restaurant, and gas station. The one mile stretch south of Pt. Y along the coastal highway consists of strip commercial developments, mostly auto-oriented. This area is zoned for general commercial uses. There is currently no access from the highway to the beach along this strip.

South of this commercial strip to Pt. Z, a distance of a half mile and extending inland about a half mile, is an area zoned for light and heavy manufacturing. Two parcels are currently used for petroleum development, with oil storage tanks and a transport facility; other parcels are vacant. A conditional use permit is required for any industrial development. /

Local governments should use discretion in the degree of detail in such a narrative description, to avoid excessive length and to discuss only the more relevant features of the area. Obviously, in large rural counties the nature of the narrative will be more generalized, but it should include a comparison of lot patterns to existing development. For example, it might point out that approximately 100 homes are built in the stretch of highway between two points, but that there are 300 parcels in that area, with lot sizes ranging from $2\frac{1}{2}$ to 20 acres. It should also note whether the County codes allow more than one unit per lot under any circumstances. Where lot counts or other information is not readily available, this should be indicated as an area needing further evaluation in the work program.

2. Policy Group Evaluation

In this section of the issue identification, existing, potentially allowable, and proposed uses should be compared to Coastal Act policies. The 14 policy groups set forth in Part II of this manual should generally be a convenient way to address all of the Coastal Act policies. The evaluation should discuss local policies, plans, and zoning that apply to

or may affect achievement of the Coastal Act policies. Any potential inconsistencies, omissions, or problems should be noted, even though in the local government's judgment these may not need to be addressed in the LCP. The local government should also point out where the Coastal Act policies as applied to local conditions appear to be in conflict.

Using the hypothetical coastal area from Pt. X to Pt. Z, an illustration of such evaluations for several policy groups is given below:

A. Shoreline Access

The two-mile oceanfront from Pt. X to Pt. Y is all in private ownership and is totally built up with single family homes on the bluff tops that preclude public access from the residential streets to the bluff and beach. Any attempt to provide vertical access points in this area would be extremely costly and is considered inappropriate. Public access to the beach tidelands is provided from each end of the two-mile stretch. (See map.)

The small area of the beach above the m.h.t. line to the toe of the bluff, although privately owned as part of the bluff-top lots, is not fenced off, and there may have been use leading to the establishment of public rights. This should be further researched by the Attorney General's office.

The beach area south of Pt. Y is part of the state beach area. The commercial uses between the beach and the coastal highway along this one-mile stretch presently do not provide any additional vertical access. However, it is likely that the current lower-intensity commercial uses will gradually recycle, and well-planned accessways should be required as a condition of any such new development. A specific plan for this area is currently being developed, and such provisions will be included in the LCP. Access also needs to be considered in planning for the industrial area south to Pt. Z.

B. Recreation and Visitor-Serving Facilities

As noted in the area description, there is a small visitor-serving complex located at Pt. Y. Further research is needed in the work program to determine the probable extent of future demand for additional commercial visitor-serving developments and to evaluate alternative and competing sites for such developments. If such uses are found to be appropriate, a portion of the frontage of the coastal highway south of Pt. Y would need to be set aside for such larger-than-local visitor-serving facilities, and existing plans and zoning changed to provide for this. In the specific plan, a range of uses and price range should be encouraged.

Public recreation is provided by the state beach, one mile long by about 100 feet wide, served by the 40 car parking lot. The State Department of Parks and Recreation does not plan any expansion, but the beach is crowded on peak days, and there are problems of parking overflow on surrounding streets. Any opportunities for expansion should be explored as part of the LCP.

K. Locating and Planning New Development

In this area there may be conflict in applying several different Coastal Act policies. On one hand, it seems appropriate to locate new development within existing developed areas, such as this, and to intensify development so as to enable more efficient public transit opportunities. In these respects, the City's current planning and zoning that allow higher density recycling of older single-family units in the two blocks adjoining Main Street and the coastal highway appear consistent and desirable. (Improved transit service to this area is currently being studied by the Transit District.) The area also already has adequate sewer, water, and other public services available. On the other hand, traffic on the coastal highway is currently congested during peak times, and increased residential densities could incrementally aggravate this problem. (See Policy Group M discussion.) The development in this area could also affect low and moderate income housing opportunities. (See Policy Group C.)

If the increased density is considered appropriate in this area, adequate on-site recreation should be provided as called for by the Coastal Act policy 30252(6). The objective of providing recreation in conjunction with residential development is also called for in several City General Plan elements. (Housing Element policy 8, Recreation Element policy 42.) The R-2 and R-3 zoning on this area calls for a minimum of 25% of the site in usable open space/recreation, not counting parking lots, etc., but including apartment decks or patios. This is considered adequate to meet the coastal policy.

M. Public Works

Sewer, water, and other public services to this area are adequate and can accommodate new development without facility expansion. Water supply is provided by the Municipal Water District, serving the larger metropolitan area with water primarily from the Colorado River. Sewer service is by the Metropolitan Wastewater District, also serving the metropolitan region, with tertiary treatment at the plant located at Bay City. According to the district, current capacity of the plant is adequate for projected metropolitan growth for the next 10 to 20 years.

The residential road system is adequate, but the coastal highway experiences peak period congestion. The highway is four-lanes throughout this area, with turn pockets and divider median in the stretch from Pt. X to Pt. Y, and with a marked turning lane and no divider in the stretch south of Pt. Y. As part of the LCP work program, the City and the State Department of Transportation should explore road design improvements that could alleviate congestion and traffic hazards. Present and projected traffic loads and resulting levels of service for both weekday and weekend peak periods should also be determined. Sources of traffic generation should be evaluated in the LCP to be consistent with Coastal Act policy 30254.

If adequate bus service can be provided to the corner of Main Street, this should help reduce existing traffic and possibly enable higher density residential development consistent with Coastal Act policies. Further review of the feasibility of transit should be a part of the LCP work program. Increased recreational or commercial developments south of Pt. Y could also increase traffic, but if such uses are coastal-dependent or recreation-serving, this would appear to be consistent with Coastal policies.

N. Industrial and Energy Facilities

In the industrial area south to Pt. Z, Major Oil Company may request an expansion of its site for added oil storage and other facilities to support offshore oil production that may develop over the next five years. Uses of other parcels are uncertain. Some interest has been expressed by a steel mill and an electronics firm.

The heavy industrial uses, such as oil facilities or steel mill, would require a conditional use permit from the City in accordance with local policies and codes that require consideration of many of the same environmental concerns as the Coastal Act (i.e. air and water quality, noise, traffic, visual qualities-see page 100 of the zoning ordinance). However, local policies do not currently provide any special consideration of oil facilities as a coastal-dependent use, under Section 30260 of the Coastal Act, or as a use of larger-than-local importance, nor do they address the possibility of consolidation of these and other oil and gas facilities. The LCP work program needs to address these issues. It may be necessary, for example, to change the zoning of some portion of this industrial area to require exclusive use for coastal-dependent industries rather than to allow general industrial uses.

3. Policy Group Checklist

Based on the above policy group evaluations, the policy group checklist is an abbreviated summary form to indicate which policies are applicable,

whether local policies, plans, and zoning are adequate and consistent, and other items needing action. This form, in turn, should be useful in preparing the LCP work program.

A draft chart for this checklist is attached, listing the 14 policy groups in brief. The full text of all policies, set forth in Part II of this manual, should be referred to in preparing the issue identification. The first column in the chart should be checked if the policy does not need to be or cannot be addressed in the local coastal program. Such judgments should be explained in the "remarks" column or in the above narratives.

The second, third, fourth and fifth columns should be used to assess the relationship of the Coastal Act policy groups to:

- (1) existing local conditions, i.e. existing lot patterns or developments;
- (2) existing local policies, i.e. in General Plan elements or other policy documents;
- (3) existing land use designations, i.e. in land use maps or community or specific plans; and
- (4) existing zoning ordinances and districts.

A "+" should be placed in the appropriate column where existing conditions, policies, land use plans, and/or zoning are both consistent and adequate to comply with the Coastal Act policies. Where local documents do not address some or all aspects of the policies, or where further research is needed to determine consistency, a "0" should be marked. Where there is a possible inconsistency or conflict, a "-" should be entered. All entries should be explained in the policy group discussions above and/or the remarks column. References should be given to the local policies, plans, or zoning codes that apply.

The sixth column should be checked if other types of action appear necessary. For example, in the hypothetical community of Pt. X to Pt. Y, this would be used to indicate the need to coordinate with State Department

Policy Groups	Not Appl.	Exist. Cond.	Local Policies	Local Land Use	Local Zoning	Other Actions	Remarks
<p>A. SHORELINE ACCESS (§30210, 30211, 30212) Development not to interfere with public right of access; provision for dedication of accessways.</p> <p>B. RECREATION AND VISITOR-SERVING FACILITIES (§30212.5, 30213, 30220-30223, 30250(c)) Distribute public facilities; provide lower cost visitor facilities; protect oceanfront areas for coastal recreation; give priority to commercial recreation; reserve upland support areas; locate visitor facilities at selected points.</p> <p>C. HOUSING (§30213) Protect low- and moderate-income housing; new housing to conform to housing element.</p> <p>D. WATER AND MARINE RESOURCES (§30230, 30231, 30236) 1. Maintain, restore marine resources and coastal water quality; control discharges. 2. Control runoff. 3. Prevent groundwater depletion, interference with surface flow; encourage water reclamation. 4. Maintain riparian buffers and limit dams or alterations of streams.</p> <p>E. DIKING, DREDGING, FILLING; SHORELINE STRUCTURES (§30233, 30235) 1. Limit diking, dredging, filling of all coastal waters, especially certain wetlands; control spoils disposal. 2. Limit shoreline structures (seawalls, cliff retaining walls).</p> <p>F. COMMERCIAL FISHING AND RECREATIONAL BOATING (§30224, 30234, 30255) Encourage increased recreational boating use; upgrade and protect commercial fishing facilities; give priority to coastal-dependent facilities.</p> <p>G. ENVIRONMENTALLY SENSITIVE HABITAT AREAS (§30240) Protect environmentally sensitive habitat areas; prevent adverse impacts from development adjacent to them.</p> <p>H. AGRICULTURE (§30241, 30242) 1. Maintain prime agricultural land and minimize conflicts by establishing stable boundaries, limiting conversions in urban fringe areas, limiting land division, etc. 2. Do not convert other agriculture land unless infeasible or for concentrating development.</p> <p>I. HAZARD AREAS (§30253 (1) and (2)) Minimize risks in geologic, flood, and fire hazard areas; assure stability and not require bluff alteration in bluff and cliff areas.</p> <p>J. FORESTRY AND SOILS RESOURCES (§30243) Protect productivity of timberlands; limit conversions and land divisions.</p>							

Policy Groups	Not Appl.	Exist. Cond.	Local Policies	Local Land Use	Local Zoning	Other Actions	Remarks
<p>K. LOCATING AND PLANNING NEW DEVELOPMENT (S30244, 30250, 30252, 30253(3)and(4))</p> <ol style="list-style-type: none"> 1. Mitigation for development affecting archeological or paleontological resource. 2. Locate development in or near existing developed areas; or in other areas where services exist and no adverse impacts; minimize energy consumption, vehicle miles; be consistent with air quality standards. 3. Limit land divisions outside developed areas. 4. Maintain access to the coast by providing better transit, non-auto, and parking opportunities. 5. Relate new development to adequate local and on-site recreation so as not to overload coastal recreation areas. 							
<p>L. VISUAL RESOURCES AND SPECIAL COMMUNITIES (S30251, 30253(5))</p> <ol style="list-style-type: none"> 1. Protect coastal scenic and visual qualities; site and design development to protect public views, minimize landform alteration, be compatible. 2. Protect special coastal communities and neighborhoods. 							
<p>M. PUBLIC WORKS (S30254)</p> <ol style="list-style-type: none"> 1. Sewer and water: Limit capacity, service system, special district boundaries to serve development consistent with Coastal Act. Where capacity is limited, reserve portion for essential uses and recreation. 2. Transportation: Design to serve development, but maintain rural Highway 1 as scenic, 2-lanes. Where capacity is limited, reserve portion for essential uses and recreation. 							
<p>N. INDUSTRIAL AND ENERGY FACILITIES (S30250(b), 30250-30264, 30232, 30255)</p> <ol style="list-style-type: none"> 1. Tanker facilities. 2. LNG terminals. 3. Offshore, onshore oil and gas facilities. 4. Refineries. 5. Power plants. 							

of Transportation on plans to improve the coastal highway and the Transit District regarding bus service in Policy Group M; and for the need to have possible rights of public access researched by the Attorney General's office in Policy Group A. A brief explanation should be given in the "remarks" column.

4. Summary of Key Issues

The final section of the issue identification should focus on the key coastal problems and on important policy interpretations needed to prepare an LCP that conforms to the Coastal Act. This should be as brief and to-the-point as possible. It could be simply a listing of the policy groups that are most critical, or it could be in the form of questions that need resolving. Again using the Pt. X to Pt. Y community example, key issues might be summarized as follows:

1. In the area from Pt. X to Pt. Y, the only key issue is whether the advantages of increasing density at the Main Street intersection outweigh any small traffic increases on the coastal highway. Bus service needs to be resolved.
2. In the area from Pt. Y south, the work program needs to address visitor-serving facilities, provision of accessways, improvement of view corridors and design standards. The key issue will be determining the extent and type of visitor-serving facilities appropriate to the area.
3. In the industrial area, the key issue is identifying the need and making appropriate provisions for coastal-dependent industrial development.

. . .

The issue identification is to be prepared "in consultation with the appropriate regional commission and the commission and with opportunity for full public participation." (Section 00021 of the LCP Regulations) There are three ways the issue identification may be submitted for review by the Regional and State Commissions: (1) in conjunction with a work program; (2) as a separate step at least 75 days in advance of formal local action on the LCP; or (3) as part of a preliminary informal review of plans.

Local governments submitting existing plans as the LCP may choose to use either (2) or (3) above for submitting their issue identification, and may also choose to combine the issue identification with the "common methodology" analysis (Section 00040 of the LCP Regulations). In either of these cases, the Regional and State Commissions will hold hearings that will provide an opportunity for public comment, in addition to whatever opportunities have already been provided at the local level. Testimony at these hearings, and the resulting Commissions' comments, will be passed on to the local government before its final action on the LCP.

For local governments intending to submit work programs, the issue identification should be distributed to interested persons and agencies, including the Commission staff, for review and comment before finalizing work program proposals for submittal to the Commissions. This advance review will assist local governments in preparing work programs that fully address the issues and will avoid long delays in the Commissions' review of work programs.

In all cases, consultation between the local government and the Commission staff at this stage will be especially important. The Commission staff should be able to assist in advising the local government as to which Coastal Act policies apply, how the Commissions are apt to interpret those policies, and the extent of conflict the Commissions are likely to perceive as the policy applies to the particular area.

B. Designing the Total Work Program

Once the coastal planning issues have been identified, the local government will need to design its total work program to resolve those issues (assuming that funding assistance is being sought). The development of the total work program will enable the local government and the Coastal Commission to arrive at an agreement on the extent of analysis and work that appears to be needed for preparing the LCP and to allocate available funding accordingly.

According to the Commission's LCP Regulations, the total work program shall include:

- (1) an identification of coastal planning issues, [as discussed above];
- (2) an outline of the methodology proposed to address the planning issues, pursuant to Section 00040;
- (3) a description of the major tasks required to bring local plans, zoning, and, if required, other implementing actions into conformity with the Coastal Act policies and to assemble sufficient information for a thorough and complete review of such plans;
- (4) the methods proposed for involving the public and affected agencies and districts in the LCP preparation;
- (5) a time line indicating approximate dates of completion for major work items, and the schedule, pursuant to Section 00031, proposed for submitting local coastal program documents to the regional commission and commission; and
- (6) an estimated budget for the local coastal program work items. (Section 00023(b)).

Unless the local government specifically proposes and receives Commission approval to use an alternative methodology, the "common methodology" will be used, and this methodology will be the basis for determining what tasks are required to bring local plans into conformity with the Act and what additional information may be needed. Thus in most cases, items (2) and (3) above will be combined. If the local government proposes an alternative methodology, item (2) would be used to explain the proposal, how and why it differs from the common methodology, and how it addresses the policy requirements of Chapter 3 of the Coastal Act (Section 00040.5 of the LCP Regulations).

1. Describing Major Tasks

In designing the total work program, overall categories of work will first be identified. Generally these will be: I. The Land Use Plan; and II. Zoning Ordinances and District Maps. Where the local government anticipates substantial work on the land use plan, the total work program should focus principally on that stage. Definition of the tasks for the zoning stage would come later, as the total work program is revised for subsequent annual grants.

Where the local government wishes to prepare the LCP in separate geographic units, major categories should be established for each of the units. In some cases, certain aspects of the planning may be handled jurisdiction-wide, while the more extensive land use planning is done in separate units. Thus, major categories might be: I. Jurisdiction-wide Portions of Land Use Plan; II. Land Use Plan for Unit A; III. Land Use Plan for Unit B; IV. Jurisdiction-wide Changes in Zoning Ordinances; V. Zoning for Unit A; and VI. Zoning for Unit B. Alternatively, it may be more efficient to group all planning activities under each geographic unit, with any review of jurisdiction-wide implications, if needed, at the end, such as: I. Land Use Plan and Zoning for Unit A; II. Land Use Plan and Zoning for Unit B; III. Review of Jurisdiction-wide Plans and Zoning for Conformity.

Within the "land use plan" category, subcategories will be established for the major components of the work. There is a great deal of flexibility in designing the subcategories, depending on local circumstances as to the most efficient, logical approach. One way would be to follow the sequence in the common methodology; another would be to organize tasks around the applicable policy groups, combining or overlaying the results near the end; another would be to use subcategories based on the work needed for each of various existing plan documents. Some examples of different approaches are discussed below, but a local government should feel free to revise these or to use a different subcategory system to best suit its needs, providing the approach meets the methodology and policy requirements of the Coastal Act and the Commission's regulations.

a. Common Methodology Sequence

In some cases it may be desirable and convenient to follow the common methodology as a sequence of steps. In such cases, the local government would outline the work program in that sequence. The first subcategory of work would be to analyze existing and proposed public works systems, identify key decision points, and allocate the available capacities to new development based on applicable Coastal Act policies. Major work items within the subcategory would be spelled out: collecting data on

sewage and water system capacities; collecting data on road capacities and levels of service; working with various agencies and districts identifying expansion plans and impacts; etc.

The second subcategory would be to distribute the resulting types and levels of development geographically, using the specific coastal resource, hazard area, coastal access, and use priority policies. Again specific tasks within the subcategory would be itemized, such as studies for each of the applicable coastal resource policy groups (e.g. agriculture, habitat areas, marine resources); determination of appropriate locations for expanding access and for access dedication requirements; evaluation of public and commercial recreation potential for suitable areas; etc.

The third subcategory would be to develop new plans or revise existing plans, zoning, etc., to reflect the level and pattern of development arrived at through this process. One major task would be to draw up a land use plan map, with specific designations for all of the areas resulting from steps one and two. Another task might be to revise policy language in various existing General Plan elements to reflect the land use decisions and Coastal Act policies. An alternative might be a separate policy document for the coastal zone, taking precedence over any other jurisdiction-wide plans. At this stage, the local government would probably only deal with tasks needed for the land use plan, simply indicating that zoning changes to carry out the land use plan would follow after the land use plan has been developed.

b. Policy Group Subcategories

In this approach the local government would, following the issue identification format, outline the tasks in subcategories by policy groups. Any conflicts or inadequacies that were noted during the issue identification would be addressed subject by subject. Since public works are listed as one policy group, this approach is actually not that different from the sequence discussed above, except that geographically specific concerns would tend to be resolved first, and the resulting "developable areas" would then be tested against public service policies.

All of the analyses required in the "common methodology" would still be covered but would not be in the same sequential order.

In listing tasks within each subcategory, it would be desirable to include all tasks needed to resolve that area of concern: e.g. collecting data, evaluating data and alternatives, determining the land use policies and designations; and making the appropriate changes or provisions in local plans to effectuate the decision. A final subcategory might be needed to put all of the pieces together in one "land use plan" proposal.

c. Plan Document Subcategories

Another possible approach for organizing the subcategories of work within the work program is to group all tasks to specific revisions or additions to local planning documents. In this system, within the category of the land use plan, subcategories might be: A. The Land Use Element; B. The Housing Element; C. The Circulation Element; D. The Environmental Management Element; E. The North Sector Community Plan; F. The South Sector Community Plan; etc. An additional subcategory would probably be needed to prepare a separate report that would accompany the components of the land use plan, explaining how and where the common methodology and Coastal Act policies are addressed.

2. Public Involvement, Schedule and Budget

In addition to outlining the methodology to be used and the major tasks needed to prepare the LCP, the work program must also include: measures proposed for involving the public and affected agencies; a schedule for completion of work; and an estimated budget. Appropriate forms, instructions, and explanations are all provided in Part III of this manual.

The provisions for public and agency participation may be included as one or two separate subcategories of the work, or they may be incorporated as needed in each of the other subcategories. At a minimum, the work program must provide for notice, distribution of copies, etc.,

in accordance with the Commission's LCP Regulations, Section 00050. In addition, other measures should be provided to assure maximum opportunities for public participation and for involvement of public agencies, special districts, etc., at key points during the LCP development. The discussion of public participation and agency involvement in Chapter 2 of this part of the manual should assist in designing this aspect of the work program.

In drawing up the schedule, the local government should realistically estimate when the LCP, or various stages or portions of it, will be ready to submit to the Regional Commission, taking into account local hearing and adoption procedures (see Chapter 2, Section F). The schedule will indicate whether the jurisdiction wishes to submit the LCP in separate geographic units and whether the land use plan and zoning will be submitted in two stages or at one time. This information will assist the Regional and State Commissions in establishing tentative schedules for their review of LCP's pursuant to Section 00031 of the LCP Regulations.

C. Commission Review of the Work Program

The local government will submit its proposed work program, together with the issue identification, to the Regional and State Commission. As an "action" pertaining to the LCP, the submittal of the work program must be noticed to interested persons and agencies and copies sent to those who have so requested, pursuant to Section 00050 of the LCP Regulations. This should be done at the time of the submittal, either by the Regional Commission or the local government based on mutual agreement.

The Regional Commission, after its public hearing, will send recommendations to the local government and to the State Commission. The State Commission will then hold its hearing and will normally act on the proposed work program within 60 days of its submittal (Section 00023(c) of LCP Regulations). The regulations also specify that:

The commission shall approve the work program and authorize the grant for disbursement of state or federal funds to the local government where it finds, after public hearing, that: (1) the scope of

tasks outlined appears to address adequately the policies of Chapter 3 of the Coastal Act, including uses of more than local importance and potential cumulative impacts or conflicts with other jurisdictions; (2) the costs of undertaking such tasks are reasonably related to the amount of work needed to resolve coastal planning issues; (3) tasks to be contracted for under such grants are not already required under other statutes or more appropriately undertaken by other agencies; and (4) the work program includes measures for involving the public and other agencies adequate to comply with the Coastal Act and with the requirements of the funding authority. (Section 00023(d))

The work programs will be used to support California's application for federal funds available under the Federal Coastal Zone Management Act and will be the basis for grant contracts. The actual grant contract will be entered into between the local government and the Office of Planning and Research (OPR), acting as the Commission's agent. If further work is later determined to be needed, the work program would be renegotiated and the grant contract revised accordingly.

In determining funding, local governments and the Coastal Commission will need to work together to determine the priority of tasks and to keep the total work and budget within the available funding. The Coastal Commission, other state agencies, or other groups may be able to undertake some tasks or to provide assistance. Should available federal grant monies prove insufficient to complete the necessary work, the Commission's review of the work program could also be one of the factors in determining a local jurisdiction's potential eligibility for reimbursement of coastal planning tasks under SB 90. (See Part III for additional discussion of funding and grant contracts.)

CHAPTER 2: LAND USE PLAN

In the second phase, local governments should address the coastal planning issues identified in the work program and prepare any amendments or modifications to existing plans, or new elements, to constitute the coastal land use plan. The land use plan, once certified by the Coastal Commission, is the basis upon which zoning will be developed by local governments and approved as to adequacy by the Coastal Commission (see Chapter 3).

During preparation of the land use plan, local governments should coordinate planning with affected local, regional, state, and federal agencies, provide for citizen participation, and prepare environmental documents in accordance with the California Environmental Quality Act. The steps that a local government must include in the land use plan preparation are discussed in the following sections.

A. Preparing the Land Use Plan

The land use plan is defined in Section 30108.5 of the Coastal Act as follows:

Land use plan means the relevant portions of a local government's general plan, or local coastal element, which are sufficiently detailed to indicate the kinds, locations, and intensity of land uses, the applicable resource protection and development policies and, where necessary, a listing of implementing actions.

Developing a land use plan consists primarily of preparing any revisions, additions, or new elements to the local general plan as needed to bring it into conformity with the Coastal Act. In doing this, each local government will need to: (1) determine which options for preparing and submitting the plan are most appropriate to the particular local circumstances; (2) make use of relevant portions of existing plans and planning law authority to achieve Coastal Act objectives; and (3) undertake analyses and revisions as necessary to resolve coastal issues.

1. Options for the land Use Plan

The Coastal Act provides two basic options for preparing the land use plan. One option is provided by the definition of the land use plan as either ". . .the relevant portions of a local government's general plan or local coastal element. . ." A coastal element is defined in Section 30108.55 of the Coastal Act as:

that portion of a general plan applicable to the coastal zone which may be prepared by local governments pursuant to this division, or such additional elements of the local government's general plan prepared pursuant to Subdivision (k) of Section 65303 of the Government Code.

A local government could also use a combination of existing plan elements (with amendments as necessary) together with a coastal element. This could avoid duplication in the coastal element of detailed provisions already contained in other plans, such as seismic safety, circulation, etc.

Another basic option is provided in Section 30511(a) of the Coastal Act: preparing and submitting the land use plan in separate geographic units. A land use plan for separate geographic units could also make use of existing plan elements or community plans, or a separate coastal element, in whatever combination meets the requirements of the Coastal Act with the least amount of duplication. For a local government to exercise the geographic units option, the Commission must find that each area proposed for separate review can be analyzed for the potential cumulative impacts of development on coastal resources and access independently of the remainder of the coastal zone within the jurisdiction. The approval of this option by the State Coastal Commission would need to be obtained before a formal submittal for certification, usually at the time the issue identification or work program is reviewed.

The choice of these options is at the discretion of the local government and will obviously depend a great deal on the nature of existing plan documents and an assessment of the advantages of each method for incorporating needed revisions.

2. Relationship to State Planning Laws

According to the Commission's ICP Regulations, Section 00040(d)(1):

The land use plan component of a local coastal program shall incorporate a statement of applicable development and resource protection policies...including as may be appropriate in each jurisdiction the mandatory or optional elements of a general plan as provided in Government Code Sections 65301-65303 and 65560-65567, that are capable of carrying out the policies of Chapter 3 of the California Coastal Act of 1976.

Sections 65300 et. seq. of the Government Code require that every city and county prepare and adopt a comprehensive long-term general plan for the physical development of the jurisdiction and its environs. The general plan consists of nine mandated elements and may also include optional elements (Section 65303). The general plan may be adopted in separate elements or at one time, for all or part of the jurisdiction (Section 65301).

Existing local general plans that have fully addressed these State planning law requirements may already deal with many of the issues in the coastal policies. Nearly all of the mandatory elements of the general plan, for example, relate to coastal issues.

.The land use element:

designates the proposed general distribution and general location and extent of uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land-use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land-use element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas. (Section 65302(a) of the Government Code)

.The circulation element establishes the general location and extent of existing and proposed transportation systems, correlated with the land use element. The circulation element may also include "recommendations concerning parking facilities and building setback lines. . ." (Section

65303(b) of the Government Code). The mandated scenic highway element should also be pertinent to coastal planning.

.The housing element is required to provide for adequate sites for housing, including all economic segments of the community. The Coastal Act specifically requires that new housing in the coastal zone be in conformity with the local housing element.

.The conservation element covers "the conservation, development, and utilization of natural resources including water . . . , forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources" (Section 65302(d)). It may also include such concerns as flood control, water pollution, protection of stream channels, erosion, and watershed regulation.

.Similarly, the open space element addresses many coastal issues, including recreation, water and marine resources, environmentally sensitive areas, forestry and soil resources, hazard areas, and visual resources. These are covered under a broad definition of open space uses as follows:

1. Open space for the preservation of natural resources including... plant and animal life...; areas required for ecological and other scientific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.
2. Open space used for the managed production of resources, including...forest lands, rangelands, agricultural lands...; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits....
3. Open spaces for outdoor recreation, including ... areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, rivers and streams, and areas which serve as links between major recreation and open spaces reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
4. Open space for public health and safety, including... earthquake fault zones, unstable soil areas, flood plains, watersheds,

areas presenting high fire risks, areas required for the protection of water reservoirs and areas required for the protection and enhancement of air quality. (Section 65560 of the Government Code.)

.The seismic safety element identifies seismic hazards and also mudslides, landslides, and slope stability as related geologic hazards, while the safety element covers fires and geologic hazard mapping in areas of known geologic hazards.

Many of the optional elements designated in the general plan law also are appropriate for addressing coastal concerns. For example, these may include:

- (1) A recreation element showing "a comprehensive system of areas and public sites for recreation, including. . .natural reservations, parks, parkways, [and] beaches. . ."
- (2) A transit element showing a proposed system of transit lines and related facilities.
- (3) A public services and facilities element planning for sewerage, refuse disposal, drainage, and local utilities.
- (4) A community design element consisting of "standards and principles governing the subdivision of land, and. . . recommended designs for community and neighborhood development and redevelopment. . ."
- (5) An historical preservation element identifying and protecting sites and structures of architectural, historical, archeological, or cultural significance.

As a local government makes use of these existing plan elements to meet Coastal Act concerns, it may find it necessary to make revisions or additions. Such amendments may be adopted to apply only to the area within the coastal zone or may be done jurisdiction-wide. Conformity with Coastal Act policies is required only within the coastal zone.

However, Section 30200 of the Coastal Act requires that:

All public agencies carrying out or supporting activities outside the coastal zone that could have a direct impact on resources within the coastal zone shall consider the effect of such actions on coastal zone resources in order to assure that these policies are achieved.

In addition, state planning law Section 65300.5 requires that the general plan consist of an integrated, internally consistent and compatible statement of policies for the jurisdiction. Therefore if plans are developed or changed only for the coastal zone area, the local government should make sure that these coastal plans and policies are consistent, or should make any necessary revisions to eliminate any inconsistencies, with jurisdiction-wide plans.

3. "Common Methodology" Analysis for Addressing Issues

The discussions above indicate the framework or plan components that can make up the coastal land use plan. However, they do not indicate the substance - the standard the land use plan must conform to. This standard is defined in both the Coastal Act and the Commission's LCP Regulations. In the Coastal Act, the relevant guidance is that the land use plan must be "sufficiently detailed to indicate the kinds, locations, and intensity of land uses, [and] the applicable resource protection and development policies," and that the LCP must "meet the requirements of, and implement the provisions and policies of, [the Coastal Act] at the local level." (Sections 30108.5 and 30108.6)

In the LCP Regulations, a "common methodology" is spelled out for meeting these provisions. Based on the issue identification and work program, discussed in Chapter 1 above, the local government is to use this methodology to address and resolve the issues, unless an alternative methodology is approved by the Commission. The methodology specifies that the scope of the LCP include the following evaluations:

(a) Where the application of the policies of Chapter 3 of the Coastal Act of 1976 require limits or conditions as to the amount, timing, or

location of public works facilities, an analysis shall be made to determine: (1) existing and proposed capacities of such relevant public works systems; (2) key decision points for stages of facility expansion; and (3) what portion of public works facilities capacity is allocated to new development within the area and what portion is reserved for the priority uses as required by Public Resources Code, Section 30254. A similar analysis and allocation shall be made of public recreational facilities to comply with Public Resources Code, Section 30252(6).

b. The policies of Chapter 3 of the California Coastal Act of 1976 that apply to specific coastal resources, hazard areas, coastal access concerns, and use priorities, including consideration of public access and recommended uses of more than local importance, relating to the area governed by the local coastal program shall be applied to determine the kind, location and intensity of land and water uses that would be in conformity with the policies of the Act. This determination shall include an analysis of the potential significant adverse cumulative impacts on coastal resources and access of existing and potentially allowable development proposed in the local coastal program.

c. If the level and pattern of development recommended for the local coastal program require the phasing of public service or recreational facilities to be consistent with the requirements of the California Coastal Act of 1976, the proposed measures for implementing public service and recreational facilities shall be specifically identified.

d. The level and pattern of development selected by the local government shall be reflected in a land use plan [and] zoning.... (Section 00040)

The common methodology requirements of the LCP Regulations apply whether or not the local government finds it necessary to make substantial revisions in existing plans. If existing plans are to be submitted as the LCP, a separate analysis of how the plans meet these requirements must be included with the submittal. If revisions and additions to plans or new coastal plans are being developed as the land use plan, these analyses may be an integral part of the planning work. In either case, within the plan components of the land use plan or in a separate accompanying analysis, the local government must specifically evaluate its plan proposals, including potential cumulative effects, for conformity with Coastal Act policies.

Because the land use plan is the basis on which zoning and other implementing actions must be judged, the land use plan must be detailed enough to make this analysis, e.g. to determine allowable build-out, types of permitted uses, etc. Policies and precise designations of land uses that carry out the intent and effect of the Act as applied to local conditions will be essential. Such policies and land use designations should be set forth in maps, diagrams, and text, including objectives, principles, standards and plan proposals. The guidelines in Part II of this manual should be used, where applicable, as a checklist to make sure the preparation of the land use plan is based on "materials sufficient for a thorough and complete review" pursuant to Section 30510(b) of the Coastal Act.

4. Public Access and Uses of More Than Local Importance

Two aspects of the common methodology - provisions for public access and for uses of more than local importance - are further elaborated in both the Coastal Act and the LCP Regulations. These are discussed below.

a. Public Access Component

A public access component is required by Section 30500(a) of the Coastal Act "to assure that maximum public access to the coast and public recreation areas is provided." According to Section 00042 of the LCP Regulations:

The public access component of a local coastal program...may be set forth in a separate plan element or it may be comprised of various plan components that are joined together in a text accompanying the submission of the local coastal program. The public access component shall set forth in detail the kinds and intensity of uses, the reservation of public service capacities for recreation purposes where required pursuant to Public Resources Code Section 30254, and specific geographic areas proposed for direct physical access to coastal water areas as required by Public Resources Code, Sections 30210-30224 and 30604(c).

With the exception of the reference to Section 30604(c), this provision will be met by showing how the relevant policies of Chapter 3 of the Coastal Act (more specifically Groups A, B, C, and M in Part II of this Manual) have been met, including specific designations of land uses and access areas. Section 30604(c) requires that a coastal permit

for any development between the nearest public road and the shoreline include a finding of conformity with the public access and recreation policies of Chapter 3. The policy guidance is thus the same, but the LCP (most likely the zoning portion) must provide for this finding to be made as part of the local permitting process.

b. Uses of More Than Local Importance

The consideration of uses of more than local importance, pursuant to Section 30501(c) of the Coastal Act, is also met primarily by addressing various policies throughout Chapter 3 of the Act. As noted in the LCP Regulations, such uses generally include:

(1) state and federal parks and recreation areas and other recreational facilities of regional or statewide significance; (2) military and national defense installations; (3) major energy facilities; (4) state and federal highways and other transportation facilities (e.g. railroads and airports) or public works facilities (e.g. water supply or sewer systems) serving larger-than local needs; (5) general cargo ports and commercial fishing facilities; (6) state colleges and universities; and (7) uses of larger-than-local importance, such as coastal agriculture, fisheries, wildlife habitats, or uses that maximize public access to the coast. . . (Section 00041)

Lands that are under sole federal control are excluded from the coastal zone, and plans for state colleges and universities and for California's major cargo ports do not come under local government jurisdiction; such plans and activities should, however, be considered for impacts or needs generated on surrounding areas and should be incorporated for information in LCPs as part of intergovernmental coordination requirements of the Act (discussed later in this chapter). Most of the other uses noted above are covered by Coastal act policies, and the need to address specific uses as part of the land use plan will have been identified in the work program stage.

Coastal-dependent industrial and energy facilities, however, are treated somewhat differently in the Coastal Act, and therefore may require some special consideration in the preparation of the land use plan. The Legislature specifically recognized the statewide and nationwide importance of certain major facilities in finding that:

notwithstanding the fact electrical generating facilities, refineries, and coastal-dependent developments, including ports and commercial fishing facilities, offshore petroleum and gas development, and liquefied natural gas facilities, may have significant adverse effects on coastal resources or coastal access, it may be necessary to locate such developments in the coastal zone in order to ensure that inland as well as coastal resources are preserved and that orderly economic development proceeds within the state. (Section 30001.2)

If such facilities cannot be accommodated through expansion of existing appropriate sites and in a manner consistent with other policies of the Coastal Act, they may nonetheless be permitted if, according to Section 30260 of the Act:

(1) alternative locations are infeasible or more environmentally damaging; (2) to do otherwise would adversely affect the public welfare; and (3) adverse environmental effects are mitigated to the maximum extent feasible.

Therefore a coastal dependent industrial facility such as a marine oil terminal or fish processing plant can be permitted if it contributes to the public welfare and is in the least environmentally damaging feasible location. Other specific Coastal Act policies apply to oil tanker facilities, LNG terminals, oil and gas development, refineries and petrochemical facilities, and power plants. (See Part II, Policy Group N of this manual.)

After certification of the LCP, although any action taken by a local government on a coastal development permit application for a major energy facility may be appealed to the Coastal Commission, the standard of review is the certified LCP (Section 30603). Any person proposing an energy facility development not provided for in the LCP may request a local government to amend its certified LCP, and may raise such a request to the Commission. However, an entity proposing such an amendment must demonstrate that the purpose of the proposed amendment is to meet public needs of an area greater than that covered by the LCP and that the development was not anticipated during program certification (Section 30515).

Because of these provisions, companies anticipating the need for new coastal dependent industrial facilities, including energy facilities, in the coastal zone should work with local governments and the Coastal Commission to have these needs reflected in the LCP. Because the need for such facilities, their impacts, and alternative sites are often of larger-than-local scope, the Commission and potential users of such facilities will need to take the major responsibility for coordinating LCPs and port plans to ensure that adequate, but not excessive, areas are identified and reserved for coastal dependent industrial facilities.

The three primary ways a local government can designate areas in its coastal zone where energy facilities and other industrial uses may be located are: (1) direct designations of areas and of specific energy or coastal-dependent industrial facilities considered appropriate; (2) designations of areas where industrial facilities would be conditionally permitted, with specific criteria for evaluating the proposed development; and (3) "overlay" designations of areas considered potentially acceptable and needing to be reserved to meet future needs but where a LCP amendment would be required to review more specific proposals at a later time.

Direct designations of areas for energy facilities would be most appropriate for areas at or near existing facilities where reasonable expansion of such uses would be compatible with surrounding coastal zone uses and where fairly precise proposals for facilities are anticipated during the LCP preparation. The LCP should contain specific delineation of the types of facilities that would be permitted, means of preventing or mitigating adverse impacts, and designation of compatible uses in the vicinity.

The designation of energy facilities or other industrial facilities as conditional uses provides somewhat more flexibility for an area where surrounding uses can be well defined and where such facilities would likely be appropriate, but where development plans are not yet precise enough to evaluate for conformity to coastal development and conservation concerns. In this case, the LCP should spell out the criteria or standards, consistent with Coastal Act policies, by which later specific proposals would be judged. The local government would have a great deal of

discretion in approving, modifying, or rejecting later development proposals, and the local decision could also be appealed to the Commission on the same discretionary grounds.

The "overlay" or "option overlay" designation can be used in two ways. On the one hand new areas can be identified as potentially appropriate for energy or coastal dependent facility amendment requests in the future. In the meantime such areas would be in reserve, with other uses allowed on or near the site only if they would be compatible with the potential future energy or industrial development. For example, long-term uses that would foreclose future options, such as a residential development, would not be permitted near a future oil processing facility or sewage treatment plant. A mobile home or vehicle camping park might, however, be permitted subject to later removal when the industrial facilities are needed.

On the other hand an "option overlay" may be placed over existing areas used for energy or other industrial facilities (e.g. oil fields, oil and gas processing facilities) to designate permitted future uses once the current industrial uses are phased out. Such overlays would indicate which existing industrial areas are inappropriate for continued use or expansion.

The use of the "option overlay" can ensure that alternative locations for an energy facility and the public welfare aspects of any proposed development are first reviewed by both the local government and the Coastal Commission through the LCP amendment process. At the same time it will help signal to energy companies the most appropriate areas in which to seek amendments.

B. Intergovernmental Coordination

In preparing the land use plan, local governments are responsible for providing maximum opportunities for involving all local, regional, state, and federal agencies having an interest in the planning area. Integrating the policies and proposals of various agencies, and resolving conflicts, will require this cooperation.

At the same time, public agencies have an obligation to provide information and assistance to the local governments. Moreover it is in their interest to do so, to ensure appropriate consideration of uses of more than local importance, and because, after certification of the LCP, all special districts and governmental agencies, with the exception of certain federal functions, must carry out their development activities within the coastal zone consistent with the LCP.

The following sections identify some of the major local, regional, state, and federal agencies that should normally be involved in the preparation of the land use plan.

1. Local Agencies

Coordination with agencies at the local level in the preparation and adoption of general plan elements and amendments is required by state planning law. California Government Code Section 65304 directs the planning agency "to consult and advise with the public officials and agencies [and] public utility companies...to the end that maximum coordination of plans may be secured and properly located sites for all public purposes may be indicated on the general plan." Such coordination is also necessary as part of the LCP. Local agencies include other cities and counties, special purpose agencies, special districts and utilities, ports, and LAFCOs.

a. Cities and Counties

Because political boundaries do not precisely overlap coastal re-

source areas, cooperation among neighboring jurisdictions will be important. Cities and counties are already required by Section 65300 of the Government Code to plan for their jurisdiction and any land outside their boundaries that may be related, and by Sections 65305 and 65306 of the Government Code to refer proposed general plan amendments to abutting jurisdictions. In planning for areas within more than one government's sphere of influence, cities and counties should establish consistent land use designations, although the local government with actual jurisdiction will be responsible for carrying out the LCP within that area. Local governments should be encouraged to plan jointly to address coastal issues that are more than local in nature, such as agriculture, water quality, and road capacity.

The regional coastal commission should assist in coordinating the planning of jurisdictions with similar or overlapping coastal issues, and should ensure that each LCP is compatible with those of neighboring jurisdictions.

b. Special-Purpose Agencies

Special-purpose agencies, such as redevelopment agencies and housing authorities, are of major importance in several coastal areas. When the city council or board of supervisors is the governing body for these agencies, coordination with other portions of an LCP may be encouraged. Where the governing body of the special-purpose agency is separate from the city council or board of supervisors, special efforts should be made to include these agencies early in the planning process.

c. Special Districts and Public Works

Of particular concern to coastal planning are public works projects. Public works are defined in the Coastal Act as:

- (a) All production, storage, transmission, and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities.

- (b) All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities [excluding the four major ports].
- (c) All publicly financed recreational facilities and any development by a special district.
- (d) All community college facilities. (Section 30114)

Special districts carry out many kinds of public works projects. The more important types of special districts for coastal planning purposes are sanitation, solid waste disposal, water, harbor, airport, transit, parking, parks and recreation, and resource conservation districts (see Section 30118 of the Coastal Act for definition of "special district"). The County Assessor's office can help identify special districts located within the coastal zone. According to Section 30504 of the Coastal Act:

"Special districts, which issue permits or otherwise grant approval for development or which conduct development activities that may affect coastal resources, shall submit their development plans to the affected local government pursuant to Section 65401 of the Government Code. Such plans shall be considered by the affected local government in the preparation of its local coastal program."

In addition to special districts, there are a number of privately-owned companies under the jurisdiction of the Public Utilities Commission, including gas and electric companies and transit companies, that carry out public works that may affect coastal resources. While subject to different state requirements, public works proposed by such companies should be given the same kind of consideration as special district activities in terms of LCP planning.

Where there are conflicts between any proposed public works plans and coastal policies or community goals, the local government, the regional Coastal Commission, and the districts should work together to resolve any differences. The local government will be the lead agency in determining how to incorporate or revise such plans in the LCP. The Coastal Commission, in turn, will consider any conflicts in their review and certification of the LCP.

Once an LCP is certified, all local public agencies, special districts, and utility companies must carry out public works consistent with the LCP. According to Section 30519 of the Coastal Act, the Coastal Commission's permit authority over such agencies will, after certification, be delegated to the local government, although local decisions regarding major public works will be appealable to the Commission (pursuant to Section 30603(a)5).

For projects not anticipated at the time of LCP certification, agencies or companies that undertake public works projects "may request any local government to amend its certified local coastal program, if the purpose of the proposed amendment is to meet public needs of an area greater than that included within such certified LCP..."(Section 30515). If the local government does not amend its LCP, such a request for amendment may be brought to the Coastal Commission.

d. Ports

The Coastal Act contains special provisions governing the ports of Port Hueneme, Long Beach, and Los Angeles, and the San Diego Unified Port District. These ports must prepare, adopt, and have certified by the Coastal Commission a Port Master Plan. Section 30711 of the Coastal Act provides that "...for informational purposes, each city, county, or city and county which has a port within its jurisdiction shall incorporate the certified port master plan in its local coastal program." Local governments adjacent to these ports should coordinate their coastal planning with the ports, particularly where conflicts have been identified in the issue identification stage of an LCP. Such coordination efforts will be an important part of any port plan certification where under Section 30711(a) (5) the ports are required to provide for public participation in their planning and development decisions.

e. LAFCOs

Local agency formation commissions (LAFCOs) are responsible for identifying and planning for the future service area and boundaries of cities and all special districts, except school districts. The spheres of influence plans are required by Section 54774 of the Government Code.

Because the designation of a public agency's future service area may lead to the extension of public services in the coastal zone, cities and counties should consult with their LAFCOs to coordinate plans for the coastal zone.

2. Regional Agencies/Councils of Government

Most coastal cities and counties (except those in Del Norte and Mendocino Counties) are members of an active council of governments. COGs carry out a number of state- and federally-mandated planning activities that are related to the objectives of the LCP.

Because of the multi-jurisdictional focus of COGs, they may serve an important coordinating role for member coastal jurisdictions. Where appropriate, COGs and local governments may find it desirable to work together formally to plan for the areawide coastal resources and issues. Such possibilities should be actively explored early in the land use plan preparation process.

Most federal agencies that fund COG and local government planning have signed memoranda of understanding with the Federal Office of Coastal Zone Management (OCZM) that provide guidance to recipients of federal funds for coordinating areawide and coastal planning programs. Examples of such agreements and their implications are summarized below.

.Land Use and Housing Elements

By late 1977, every COG, to be eligible to apply for HUD "701" funding, must meet HUD housing and land use element requirements. The areawide land use plan must contain long- and short-term urban growth policies, including the type, intensity, and timing of growth, and mechanisms necessary for coordinating local, areawide, and state land use policies with functional planning and capital investment strategies. The areawide housing element must identify current and future housing needs by appropriate geographic sectors and provide, through policies and implementation proposals, for the distribution of housing to meet the needs of all citizens.

.Transportation Plans

COGs also carry out transportation planning activities under the auspices of state and federal programs. Designated as Regional Transportation Planning Agencies by the state, or in some metropolitan areas as the Metropolitan Planning Organizations by the federal government, COGs prepare regional transportation plans, with both long-term and short-range elements. These plans are a precondition for receiving federal and state funds for certain transportation projects within the area of jurisdiction.

.Water Quality Management Plans

ABAG, AMBAG, SCAG, and CPO have been designated by EPA and the state as water quality planning agencies under Section 208 of the Water Pollution Control Act amendments of 1972. Coastal areas outside the jurisdiction of these COGs will also be covered by 208 plans prepared by the State Water Resources Control Board or by other designated special purpose agencies. As part of the 208 plans, the COGs must identify major water quality problems with an emphasis on non-point sources and develop specific plans and strategies for dealing with these problems. Coastal problems such as erosion and run-off into wetlands and estuaries may be addressed in 208 plans.

The memorandum of understanding between EPA and OCZM establishes policy for coordination of 208 plans and coastal plans in four areas: water quality standards; permissible uses and use priorities; plan consistency; and regulatory activities. Section 208 Water Quality Management Plans are to be finished two years following EPA approval of the 208 work program, but in no case later than November 1, 1978.

.Air Quality Maintenance Plans

COGs may also be involved in developing Air Quality Maintenance Plans (AQMP) required by the State pursuant to the Federal Clean Air Act for Air Quality Maintenance Areas. The AQMPs should integrate

direct source controls, land use plans, and transportation strategies to be implemented by state and local agencies. ABAG is the only coastal COG to date designated as the AQMP planning agency.

3. State Agencies

Local governments and state agencies must work together to ensure that the land use plan is consistent with state plans and regulations and that it incorporates proposed state public works projects found to be in accordance with local plans and with the Coastal Act.

a. Regulatory Agencies

To ensure that existing state regulatory programs are integrated into local coastal programs, Section 30522 of the Coastal Act provides that the Coastal Commissions shall not certify any local coastal program "which provides for a lesser degree of environmental protection than that provided by the plans and policies of any state regulatory agency." Local governments should not attempt to duplicate the authority of state regulatory agencies, which will continue to exercise their statutory authority over certain types of coastal development and activities. But the local coastal programs should be reviewed by these agencies and by the Coastal Commissions to assure that they are consistent and compatible. For example, the Department of Fish and Game may have a policy for the protection of valuable stream habitats that requires certain land use controls in the surrounding watershed over which the Department does not have direct authority. The local plans in such a case should be supportive of the environmental protection policy of the state agency.

It will be a prime responsibility of local governments to provide opportunities for state agency review and participation, and a prime responsibility of state regulatory agencies to thoroughly review and comment on proposed land use plans early in the preparation process. State regulatory agencies include the Air Resources Board and air pollution control districts, Water Resources Control Board and Regional Water Quality

Control Boards, the Department of Fish and Game, and the Department of Forestry.

b. Functional Agencies

According to Section 30403 of the Coastal Act, local coastal programs "should provide the common assumptions upon which state functional plans for the coastal zone are based..." Once the local coastal program is certified, state agencies must carry out their development activities in accordance with the LCP, although for projects not anticipated at the time of the LCP, the state agency may request an amendment in accordance with Section 30515 of the Act.

Thus, local-state coordination is particularly important under the Coastal Act to assure that local plans accommodate needed state projects and management programs and, similarly, that state plans respect local coastal land use decisions. Such coordination will be essential for state agencies with direct authority over coastal lands and waters, such as the State Lands Division and the Department of Parks and Recreation, as well as for those that carry out public works projects within the coastal zone, such as the Department of Transportation. These agencies should contact all affected local governments as early as possible to assure appropriate provisions in the LCPs for state functional programs, such as potential leases of state lands, state highway, park and recreation, or water project improvements, etc. Local governments should, in turn, advise these agencies of how their state programs or plans can complement coastal land use concerns, such as keeping highway capacity or recreational facilities compatible with desired intensity of development or environmental carrying capacity.

c. State Lands Commission

The State Lands Commission is neither a regulatory nor functional agency, but rather a landlord of state-owned lands and water. As such, it will serve an important role in assuring that LCPs, as well as port master plans, are consistent with land use and management controls

established by the State Lands Commission. Local governments should contact the Commission early in the planning process to coordinate planning in and near state lands. According to Section 30416 of the Coastal Act, State Lands Commission review of proposed local programs that affect state lands will be required before Coastal Commission certification.

d. Coastal Conservancy

The Coastal Conservancy, established by the State Legislature in 1976, is empowered to accept donations of land and to fund specified activities, including acquisition of land, development rights and easements, and resource restoration. To be eligible for funding assistance from the Conservancy, most projects must be designated in a certified LCP. Therefore, as part of the land use plan, and in close consultation with the Coastal Commission and the Coastal Conservancy, the local government should identify any of the following that may require public action:

- (1) important agricultural lands meeting the criteria set forth in Section 31152 of the Conservancy Act;
- (2) areas requiring coastal restoration (Section 31200 of the Conservancy Act);
- (3) areas requiring resource enhancement (Section 31251 of the Conservancy Act); and
- (4) significant park, recreation, fish and wildlife habitat, historic preservation, and scientific study areas which are in danger of being lost (Section 31350 of the Conservancy Act).

Public accessways for more than local needs may also be assisted by the Conservancy, but are not necessarily tied to a certified LCP. For a summary of the Coastal Conservancy program, see Appendix B.

In Part II of this manual, those state agencies whose authority or expertise corresponds with Coastal Act policies are listed for each policy group. Appendix C contains brief descriptions of the major responsibilities and activities of these agencies.

For both functional and regulatory agencies, the Coastal Commissions will, to the extent possible, provide guidance and serve as a coordinator for the local/state planning that should be reflected in the LCP. At a minimum, according to Section 00050 of the LCP Regulations, each local government must provide notice of "public review sessions, availability of review drafts, studies, or other relevant documents or actions pertaining to the preparation of a local coastal program" to the appropriate state and regional offices of the state agencies listed in Appendix A. Six weeks notice must be provided for availability of proposed LCP documents (draft land use plan or zoning), and 10 working days notice of the public hearing(s) on them. In addition, state agencies directly affected by or relevant to the local planning shall be sent copies of the actual proposed LCP documents at least six weeks prior to any final action by the local government.

4. Federal Agencies

A number of federal agencies undertake public works projects or exercise regulatory and management controls over coastal resources and activities. Under the "federal consistency" provisions of the Federal Coastal Zone Management Act (Sections 307(c) and (d)), federal development projects in the coastal zone must be consistent, to the maximum extent practicable, with a federally-approved state coastal management program. Projects undertaken by federal agencies on federally-owned lands, however, are not subject to the consistency provisions unless the project would have some effect on the coastal zone beyond the federal property.

Under the federal consistency provisions, coastal activities regulated or supported by federal agencies must be consistent with a state's approved management program. These federal activities include:

- (1) issuing a license or permit for any activity affecting land or water areas in the coastal zone;

- (2) providing financial assistance to state or local governments for projects affecting the coastal zone; and
- (3) granting a license or permit for an activity covered by a plan for the exploration or development of, or production from, areas leased under the Outer Continental Shelf Lands Act.

A finding that such an activity is inconsistent with the state coastal management program can be overruled if the U.S. Secretary of Commerce finds that the proposed action is either consistent with the objectives of the Federal Coastal Zone Management Act or necessary in the interest of national security.

States are given the responsibility for making these determinations regarding federal projects and activities. In California, the local coastal programs will be regarded as a refinement of the state management program and thus the Coastal Commission, in reviewing such federal actions, will use consistency with the certified LCP as the standard. Because of this, it is essential that the views of federal agencies affected by the local planning be considered in the LCP development.

In Part II of this manual, specific federal agencies are identified for each policy group. Many of these will be very useful to local governments in preparing the land use plan. In addition, those federal agencies which, in accordance with federal regulations, must be formally contacted during the coastal planning process, with notices of availability of review drafts and hearings as specified in Section 00050 of the Commission LCP Regulations, are listed in Appendix A.

C. Citizen Participation

The Coastal Act places great importance on public involvement in carrying out the coastal policies. According to the Act:

The Legislature...finds and declares that the public has the right to fully participate in decisions affecting coastal planning, conservation, and development; that achievement of sound coastal conservation and development is dependent upon public understanding and support; and that the continuing planning and implementation of programs for coastal conservation and development should include the widest opportunity for public participation. (Section 30006)

Under the Coastal Act, the responsibility for ensuring meaningful public participation rests both with the Coastal Commission and with the local governments.

The Coastal Commission has the responsibility for "ensur[ing] full and adequate participation by all interested groups and the public" in the Commission's work, and "recommend[ing] to any local government preparing or implementing a local coastal program and to any state agency...any additional measures to assure open consideration and more effective public participation..." (Section 30339) In addition to providing required public notices, hearings, and distribution of documents, the Coastal Commissions will provide as much assistance as possible to local governments in their citizen participation efforts.

Local governments have the main responsibility for involving the public in the local coastal planning. First the local government will determine "the precise content of each local coastal program...with full public participation." (Section 30500(c)) The Coastal Act also provides that:

During the preparation, approval, certification, and amendment of any local coastal program, the public...shall be provided maximum opportunities to participate. Prior to submission of a local coastal program for approval, local governments shall hold a public hearing or hearings on that portion of the program which has not been subjected to public hearings within four years of such submission. (Section 30503)

Further, Section 30510(a) of the Coastal Act provides for the submittal of the LCP pursuant to a resolution adopted by the local government after public hearing. Local public hearing and minimum notice requirements are discussed in Section F of this chapter, below.

Important as public hearings are, the full public participation envisioned by the Coastal Act should begin much earlier in the planning, with informational meetings, advisory reviews, and other such means of giving the widest range of interests an opportunity to participate. In some cases, extensive citizen involvement may already have been achieved in recent planning programs. In such cases, a public hearing or hearings, with opportunities for review of the local government analysis of conformity of the local plans to the Coastal Act and any specific changes proposed, may be adequate. Other

local governments may have current planning programs that include a public involvement process, and the local coastal planning could use that structure with little additional effort. In all cases, the local government should design its own citizen participation program to maximize opportunities for public involvement in coastal planning.

Following is a listing of some citizen participation techniques and educational programs that may be useful in providing for effective public participation in coastal programs.

The Media: Newspapers, TV, Radio

News releases
Meeting notices
Informational articles/briefings
Spot news coverage
Documentaries
Interviews, talk shows, phone-in sessions
Public service announcements

Presentation to Interested Groups

Speakers/panels
Slide show
Maps and photographs

Information Availability

Loan copies in city hall and public libraries
Sales of documents at cost
Publication of summary documents

Newsletter

Summaries of local committee meetings and workshops
Information on State and Regional Commissions
Reprints from planning reports

Committees

Task force
Technical review committee
Study group
Advisory committee

Community Involvement

Discussion papers and informational papers with questionnaires
Town meetings/public forums/workshops

The Coastal Commission will, in its review of work programs for funding, assure that "the work program includes measures for involving the public and other agencies adequate to comply with the Coastal Act and with the requirements of the funding authority." (Section 00023(d) of LCP Regulations) The Commission may, from time to time, make additional recommendations to appropriate state and local agencies to assure maximum public participation as required under the Coastal Act.

D. Environmental Requirements (CEQA)

A local coastal program is subject to the requirements of the California Environmental Quality Act (CEQA) and the State Guidelines for implementing that Act. Section 21151 of CEQA provides that:

All local agencies shall prepare, or cause to be prepared by contract, and certify the completion of an environmental impact report on any project they intend to carry out or approve which may have a significant effect on the environment.

A "project" includes ". . . the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100-65700." (Section 15037, CEQA Guidelines)

Thus, a CEQA review of a local coastal program will be required, and the local government will be the lead agency for CEQA purposes because of its responsibility for considering environmental impacts throughout the jurisdiction. Under CEQA, either an environmental impact report (EIR) on the proposed land use plan would be prepared, or, if it is determined that the land use plan will have no significant effect on the environment, a negative declaration would be filed.

If an EIR is prepared, it must contain the following:

- (1) description of the project;
- (2) description of the environmental setting;
- (3) the significant environmental effects of the proposed project;
- (4) any significant environmental effects which cannot be avoided;
- (5) mitigation measures proposed to minimize the significant effects;
- (6) alternatives to the proposed action;

- (7) the relationship between local short-term uses of man's environment and the maintenance and enhancement of long-term productivity;
- (8) any significant irreversible-changes which would be involved in the proposed action should it be implemented; and,
- (9) the growth-inducing impact of the proposed project. (Section 15143 of State CEQA Guidelines)

In preparing an EIR on the land use plan, local governments are encouraged to combine the EIR with local general plan documents. The land use plan, together with the common methodology analysis, should largely address the points required in an EIR. The State CEQA Guidelines provide for such an integration of the EIR with planning documents, as follows:

- (a) The requirements for an EIR on a local general plan, element or amendment thereof will be satisfied by the general plan or element document, and no separate EIR will be required if:
 - (1) the general plan addresses all the points required to be in an EIR by Article 9 of these Guidelines and (2) the document contains a special section or a cover sheet identifying where the general plan document addresses each of the points required.
- (b) The Lead Agency for the general plan, element, or amendment shall forward the appropriate documents to the State Clearinghouse for state review. (Section 15148 of CEQA Guidelines)

Where the local government is incorporating in the plan documents the common methodology analysis for addressing coastal issues, this analysis would largely address the EIR points. All that would be needed is a separate cover memo to reference or describe briefly where the documents cover the points. The same cover memo would serve to locate the common methodology analysis. On the other hand, where the local government is submitting the common methodology analysis as a separate report accompanying the plan documents, the EIR may be integrated into this separate report.

There are several points in the EIR requirements that may need some additional attention beyond what might already be covered for Coastal Act purposes. Point (6) of the EIR content, regarding alternatives, may require some elaboration. Local governments may also

need to describe the environmental setting and impacts beyond the coastal zone boundary for EIR purposes.

A Negative Declaration or a draft EIR prepared on the land use plan must be submitted to the State Clearinghouse, as well as the appropriate regional clearinghouse pursuant to Section 15161.5 of the CEQA Guidelines. The State Clearinghouse review period on draft EIRs is 45 days, and local governments must consequently provide for a local review period of at least the same length.

In addition, the final EIR must contain:

- (1) the draft EIR or a revision of the draft;
- (2) comments and recommendations received on the draft EIR either verbatim or in summary;
- (3) a list of persons, organizations and public agencies commenting on the draft EIR; and,
- (4) the responses of the lead agency to significant environmental points raised in the review and consultation process. (Section 15146 of CEQA Guidelines)

In meeting these requirements for the final EIR, the local government will also be satisfying a portion of the submission requirements for the LCP (Section 00071(a) of the Commission's LCP Regulations), as discussed later in this chapter. Thus there should be a minimum of duplication of effort.

For further details on environmental requirements under CEQA, local government should consult Public Resources Code, Sections 21000-21150, Title 14 of the California Administrative Code, Sections 15000 et seq. and the California Environmental Quality Act: A Practical Guide to State Environmental Impact Reporting Requirements, currently being prepared by the Office of Planning and Research.

E. Preliminary Review

Because of the complex procedures required for both formal local adoption and formal Regional and State Coastal Commission approval and certification of the LCP, the Commission's LCP Regulations clearly recognize the need for early guidance from both the staff and Commission on the content of the LCP, so that potential inconsistencies or questions of interpretation can be resolved in advance.

On the staff level, the LCP Regulations provide that:

During the preparation of a local coastal program, the local government shall to the extent possible coordinate with and be assisted by commission and regional commission staff in resolving issues as to conformity and sufficiency in meeting the requirements of the California Coastal Act of 1976. The executive director of the commission may from time to time give non-binding informal opinions on such issues, based on staff interpretations of the Coastal Act and [prior] decisions of the commission...(Section 00060).

At the Commission level, in addition to the issue identification/work program review, each local government is entitled to at least one preliminary review of its proposed LCP by both the Regional and State Commissions (Section 00061). The review procedure is the same as that provided for informal review of urban exclusion requests, as follows:

The commission will grant a request for preliminary advisory review as time allows, provided such review will not adversely limit commission time required for the review of other agenda items. Any such advisory review shall be conducted at a properly noticed public hearing of the commission. The chairperson shall establish predetermined time limits for testimony by the local government and interested persons. Individual members of the commission may ask questions and make statements but no vote shall be taken. (Section 13218 of Permit Regulations)

The intent of the preliminary review is to provide guidance at important decision-making points during the preparation of the LCP, before the local government commits extensive time and effort to a particular direction. Because of the informal, advisory nature of the review, the local government need not have all LCP documents in completed form, nor have complied with public hearing and notice requirements. Thus, a six week period of notice and document review

is not needed for the local government to submit plans for preliminary review. The request for review may be made by the local planning staff, the planning commission, or the local governing body. Pursuant to Section 00050(a) of the LCP Regulations, a notice that such a request is being made must be sent to all interested persons and agencies. This should be done at the time of the submittal, either by the Regional Commission or by the local government, based on mutual agreement, to avoid duplication while still providing adequate public review time.

The LCP Regulations further provide that the preliminary review "may be consolidated with any commission review of draft environmental documents" and that:

If a local government intends to submit existing plans or regulations as all or a portion of a local coastal program, the local government may submit such existing plans for this preliminary review together with a discussion of the manner in which existing plans or regulations meet the requirements of Sections 00040-00042 [common methodology, uses of more than local importance, and access component] and of Chapter 3 of the California Coastal Act of 1976. This review may be combined with the issue identification review, as set forth in Section 00022(c). (Section 00061(c))

Basically, this section provides an additional option for those local governments that do not seek funding assistance and that wish to submit existing plans in an expedited manner. Rather than preparing a separate issue identification, the local government may prepare an issue analysis in the more thorough form of the common methodology, submitting this together with the plans for preliminary Commission review, and thus eliminating the separate Commission hearings on the issue identification.

F. Local Adoption of Land Use Plan

There are several requirements for public hearings and public notice that must be fulfilled by the local government prior to submission of the land use plan to the Coastal Commission. The requirements include those contained in: (1) the State CEQA Guidelines; (2) Sections 65350-57 of the Government Code pertaining to the amendment or adoption of

general plan elements; and (3) the Coastal Act and the Commission's LCP Regulations. These requirements, however, can be consolidated to obviate the need for single-purpose hearings and duplication of effort.

The Coastal Act requires that the local government hold at least one public hearing on any portion of an LCP that has not been subject to public hearings within four years. In addition, the formal submittal of the LCP, or portion thereof, to the Regional Commission must be made by a resolution adopted by the local governing body after public hearing. Pursuant to the Commission's LCP Regulations, before the final local action (a resolution and/or adoption of plans) is taken, the proposed LCP documents must have been noticed and made available for review for at least six weeks. Notice of local hearings, including those of the planning commission as well as the governing body, must be made at least 10 working days before the hearing (Section 00050).

Whenever the coastal land use plan includes new amendments to or new elements of the local general plan, the adoption must conform to the state planning laws requirements (Sections 65350 et seq. of the Government Code). Notice of planning commission and legislative body hearings must be made in newspapers of general circulation, or posted if no appropriate newspaper exists, at least 10 calendar days before the hearings.

As discussed earlier in this chapter, CEQA requires that there be an environmental review of the LCP, although CEQA leaves public hearings to the discretion of the local government. Public availability of environmental documents and public notice requirements specified in CEQA Guidelines are applicable (Sections 15160-15165, Calif. Administrative Code). If an EIR is prepared on the land use plan, at least 45 days must be allowed for State Clearinghouse review of the draft. The final EIR must be accepted by the local government before the land use plan can be submitted to the Coastal Commission.

To consolidate the various requirements, local governments are advised to do the following:

- (1) Integrate the environmental review with the land use plan in one document, as discussed in Section D above.
- (2) Provide for the six week LCP document availability at the same time as fulfilling the requirement for 45 day State Clearing-house review of draft EIRs.
- (3) Hold public hearings on the environmental documents at the same time as required public hearings on the land use plan; and
- (4) Provide for notice circulation and publication a minimum of ten (10) working days prior to the public hearings of the planning commission and legislative body. Thus, the requirement of planning law and the Commission's LCP Regulations will be satisfied.

G. Review and Certification of Land Use Plan

The completed land use plan will be submitted to the Regional Commission for review in accordance with a schedule established by the Commission. The land use plan must be in conformity with the policies of Chapter 3 of the Coastal Act and meet all relevant requirements contained in the Coastal Act and the LCP Regulations.

As set forth in the regulations, the land use plan submission package must include a resolution adopted by the local government, after public hearing, certifying that the LCP is intended to be carried out in conformity with the Coastal Act and in addition:

- (a) A summary of the measures taken to provide the public and affected agencies and districts maximum opportunity to participate in the local coastal program process...; a listing of members of the public, organizations, and agencies appearing at any hearings or contacted for comment on the local coastal program; and copies or summaries of significant comments received and of the local government response to the comments...;
- (b) All policies, plans, standards, objectives, diagrams, drawings, maps, photographs, and supplementary data,...in sufficient detail to allow review for conformity with the [Coastal Act]. Written documents should be readily reproducible. Land use plans shall include a readily identifiable public access component... Land use maps shall be at a scale sufficiently detailed to show clearly the land use designations applicable to specific areas of the coastal zone and shall to the extent possible be correlated with and at a comparable scale to resource information and other mapped data;
- (c) A [common methodology] analysis or an approved alternative that demonstrates conformity with the requirements of...the

Coastal Act;

(d) Any environmental review documents, pursuant to CEQA, required for all or any portion of the local coastal program... Environmental review documents may be integrated into the local coastal program materials; [and]

(e) A general indication of the zoning measures that will be used to carry out the land use plan (unless submitted at the same time as the land use plan); and in designated sensitive coastal resource areas, a listing of any other implementing actions...(Section 00071)

Procedures for the processing of the land use plan by the Regional and State Commissions are established in Section 30512 of the Coastal Act and Sections 00072 through 00121 of the Commission's LCP Regulations. The following is a summary of how the review and certification process will work.

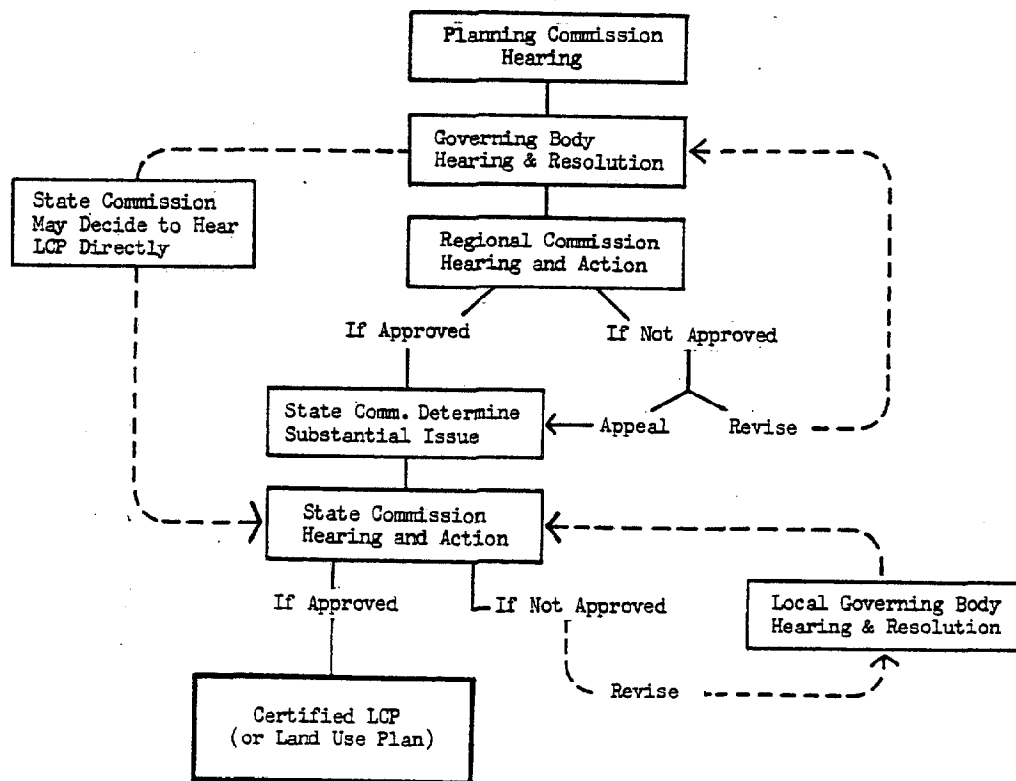
The land use plan together with all required documents is first submitted to the Regional Commission. Within 90 days after submittal, the Regional Commission must either approve or disapprove in whole or part the land use plan. The Regional Commission will approve the land use plan if it finds that the land use plan meets the requirements of and is in conformity with the policies contained in Chapter 3 of the Act. If the Regional Commission does not act within the 90-day period, the plan will be deemed approved.

If the land use plan is approved in its entirety, it will be forwarded within 10 working days to the State Commission for certification. If the Regional Commission disapproves the land use plan in whole or part, it must notify the local government and provide a written explanation for the disapproval. In this event, the jurisdiction can either revise the disapproved plan and resubmit it to the Regional Commission or appeal the disapproval and submit the disapproved land use plan or a revised version to the State Commission.

The State Commission has between 21 and 45 days after a land use plan has been submitted or appealed to determine, after a public hearing, whether specific provisions of the land use plan raise a substantial issue as to conformity with the policies of Chapter 3 of the

Coastal Act. If no substantial issue is found, the decision of the Regional Commission stands. Where the Regional Commission approved the land use plan, it is deemed certified. If the State Commission determines a substantial issue is raised, it must, following public hearing and within 60 days of receipt of the land use plan, either refuse certification or certify, in whole or in part, the land use plan.

If the State Commission refuses certification, in whole or in part, it must send a written explanation for such action to the local government and the Regional Commission. A revised land use plan may then be resubmitted directly to the Commission for certification. This overall Regional and State Commission review process is illustrated below.



It should be noted that, if the Regional Commission has gone out of existence, or if the Commission decides to raise an LCP from Regional Commission review for direct consideration by the Commission pursuant to Section 30333.5 of the Coastal Act, the State Commission assumes all of the review procedures and time limits of the Regional Commission, and its action is then final. Section 30333.5 provides that matters may be raised whenever the Commission determines that "to do so would expedite the review of such local coastal program." The Commission must do so "where it finds that the regional commission is not processing the local coastal program...in a reasonably expeditious and timely manner."

PART II

COASTAL ACT POLICIES

INTRODUCTION

This section of the manual discusses the policies in Chapter 3 of the Coastal Act - the policies to which a local coastal program must conform. The policies have been organized into 14 groups, as follows:

- A. Shoreline Access
- B. Recreation and Visitor-Serving Facilities
- C. Housing
- D. Water and Marine Resources
- E. Dredging, Filling, and Shoreline Structures
- F. Commercial Fishing and Recreational Boating
- G. Environmentally Sensitive Habitat Areas
- H. Agriculture
- I. Hazards
- J. Forestry and Soils Resources
- K. Locating and Planning New Development
- L. Coastal Visual Resources and Special Communities
- M. Public Works
- N. Industrial and Energy Development

Following each set of policies are: (1) explanatory notes, with definitions, references to other statutes, and other information designed to clarify the policies; (2) an LCP checklist to assist in determining what policies, designations, data, and zoning provisions to include in the LCP; and (3) a listing of agencies and sources of information pertaining to the policy area.

A. SHORELINE ACCESS

1. COASTAL ACT POLICIES

30210. In carrying out the requirement of Section 2 of Article XV of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

30211. Development shall not interfere with the public's right of access to the sea where acquired through use, or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

30212. Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

Nothing in this division shall restrict public access nor shall it excuse the performance of duties and responsibilities of public agencies which are required by Sections 66478.1 to 66478.14, inclusive, of the Government Code and by Section 2 of Article XV of the California Constitution.

2. EXPLANATORY NOTES

Article XV, Section 2 of the California Constitution - reads as follows:

No individual, partnership, or corporation, claiming or possessing the frontage or tidal lands of a harbor, bay inlet, estuary, or other navigable water in this State, shall be permitted to exclude the right of way to such water whenever it is required for any public purpose, nor to destroy or obstruct the free navigation of such water; and the Legislature shall enact such laws as will give the most liberal construction to this provision, so that access to the navigable waters of this State shall be always attainable for the people.

A. SHORELINE ACCESS (cont.)

Sections 66478.1 to 66478.14 inclusive of the Government Code - refer to portions of the Subdivision Map Act. Relevant portions are summarized below:

- No local agency shall approve coastal or oceanfront subdivisions, or subdivisions involving waterways, lakes or reservoirs, unless public access is provided by fee or easement from a public highway to "land below the ordinary highwater mark on any ocean coastline or bay shoreline within or at a reasonable distance from the subdivision, "or to "that portion of the bank or stream bordering or lying within the proposed subdivision."
- Additionally, no local agency shall approve a subdivision that does not provide for dedication of a public easement (designed in extent, width, and character to achieve public use of the waterway) along a portion of the waterfront bordering or within the proposed subdivision.
- Reasonable access is to be determined by the local agency, considering:
(1) mode of access; (2) size of subdivision; (3) common uses of bank or stream, or type of coastline or shoreline and appropriate uses;
(4) likelihood of trespass and means of avoiding trespass. The subdivision need not be disapproved if access is not provided and the local agency finds that reasonable access is available nearby.
- The subdivider is not required to improve access route(s) that benefit non-residents of the subdivision. Access route(s) may be conveyed or transferred to other governmental agencies.

Additional Provisions of the Coastal Act:

-Section 30500(a):

Each local coastal program...shall contain a specific public access component to assure that maximum public access to the coast and public recreation areas is provided.

According to the Commission's LCP Regulations, Section 00042, "The public access component...may be set forth in a separate plan element or it may be comprised of various plan components that are joined together in a text accompanying the submission of the local coastal program. The public access component shall set forth in detail the kinds and intensity of uses, the reservation of public service capacities for recreation purposes where required pursuant to Public Resources Code Section 30254, and specific geographic areas proposed for direct physical access to coastal water areas as required by Public Resources Code, Sections 30210-30224 and 30604(c)."

-Section 30604(c):

Every coastal development permit issued for any development between the nearest public road and the sea or the shoreline of any body of water located within the coastal zone shall include a specific finding that such development is in conformity with the public access and public recreation policies of Chapter 3 (commencing with Section 30200).

A. SHORELINE ACCESS (cont.)

Definitions from Interpretive Guidelines:

- "Vertical Access": A recorded dedication or easement granting to the public the privilege and right to pass and repass over dedicator's real property from a public road to the mean high tide line.
- "Lateral Access": A recorded dedication or easement granting to the public the right to pass and repass over dedicator's real property generally parallel to, and up to 25 feet inland from, the mean high tide line, but in no case allowing the public the right to pass nearer than five feet to any living unit on the property.

3. LCP CHECKLIST

Land Use Plan - should contain (as applicable):

- Consistent policies regarding provision, maintenance and management of public shoreline access, and prevention of encroachment by development into shoreline areas. (Policies should be compatible with other policies dealing with shoreline facilities, natural resources, new development, and recreation facilities.)
- Designation of existing and proposed shoreline access areas for public use and existing and proposed public and private accessways (by type and ownership).
- Protection of areas where public prescriptive access rights may exist.
- Development of alternative systems for access to shoreline areas (e.g., transit, trails, park-n-ride, bicycle routes).
- Program for public agency acquisition, improvement, and management of public access areas and accessways.

Background Information:

- Inventory and map of existing shoreline access areas, including related facilities and accessways, shown by type (e.g., footpath, road, public beach) and ownership. Publicly-owned areas and accessways should be identified as to type of ownership (fee simple, easement, lease) and agency (state, federal, local government, public utility, special district).
- Estimates of the level of usage of each shoreline access area and accessway, to include identification of areas where there is over-use or crowding or dedication without provision for use.
- Inventory of public safety concerns or fragile resources that may restrict public access (see policies on water and marine resources, environmentally sensitive habitat areas, agriculture, soil resources, hazard areas).
- Estimates of unmet and future demand for public access areas and accessways. (Unmet demand refers to areas where there is currently insufficient access, overcrowding, or exclusion of the public.)

A. SHORELINE ACCESS (cont.)

- Identification of sites and corridors suitable and necessary for new public access and accessways.
 - Identification of impediments to free public use of accessways (e.g., lack of parking or signing, unimproved surfaces, no stairs, etc.).
 - Identification of areas where public prescriptive access rights may exist.
- Zoning - should contain (as applicable):
- Designation of public use areas in appropriate use district and ordinances (e.g., recreation and access areas in PUD ordinance, access areas in commercial waterfront recreation district).
 - Provisions for special setback requirements in areas fronting on public access areas and accessways to minimize conflicting uses, and for use of flexible site design to maximize access opportunities.
 - Provisions for dedication of public access areas and accessways.
 - Regulations preventing beachfront encroachment.

4. AGENCIES AND SOURCES OF INFORMATION

Local and Regional Agencies:

- City and County parks and recreation agencies.
- Special districts, including parks and recreation districts and utility districts or agencies (the latter may own easements within the coastal zone suitable for public access).
- City/County Recorder (records will show prior deed restrictions, easements, etc., on privately owned properties).

State Agencies:

- State Department of Parks and Recreation
- State Attorney General's Office (regarding litigation or legal rulings on public access, implied dedications, and mean high tide line disputes)
- Coastal Conservancy
- State Lands Commission
- State Department of Fish and Game
- Wildlife Conservation Board

Federal Agencies:

- National Park Service
- U.S. Department of Interior Bureau of Outdoor Recreation (Land and Water Conservation Fund)
- U.S. Fish and Wildlife Service
- U.S. Department of Agriculture, National Forest Service
- U.S. Department of Defense (with respect to military installations, portions of which may be suitable for public access).
- Office of Coastal Zone Management
- U.S. Army Corps of Engineers

Other Sources of Information:

- University of California and State University System (concerning land or facilities in their ownership suitable for public access).

B. RECREATION AND VISITOR-SERVING FACILITIES

1. COASTAL ACT POLICIES

30212.5. Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

30213. (Part) Lower cost visitor and recreational facilities...shall be protected, encouraged, and, where feasible, provided. Developments providing public recreational opportunities are preferred.

30220. Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

30221. Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area.

30222. The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

30223. Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

30250. (c) Visitor-serving facilities that cannot feasibly be located in existing developed areas shall be located in existing isolated developments or at selected points of attraction of visitors.

2. EXPLANATORY NOTES

Definitions:

- "Visitor-serving facilities" - means public and private developments that provide accommodations, food, and services, including hotels, motels, campgrounds, restaurants, and commercial-recreation developments such as shopping, eating and amusement areas for tourists.

- "Commercial-recreational facilities" - means facilities serving recreational needs but operated for private profit, (e.g., riding stable, chartered fishing boats, tourist attractions, and amusement or marine parks).

B. RECREATION AND VISITOR SERVING FACILITIES (cont.)

3. LCP CHECKLIST

Land Use Plan - should contain (as applicable):

- Consistent policies regarding distribution of public and private recreational opportunities, the location of support facilities, type and cost of visitor accommodations, public access, equality of opportunities, and resource protection.
- Designation of shoreline areas appropriate for recreation, indicating general uses and intensity of use (e.g., beach, boat harbor, nature study/preserve).
- Designation of appropriate types and intensity of recreational uses of bodies of water (e.g., canoeing, sailing, motor boating, water skiing, swimming).
- Designation of appropriate visitor-serving areas (e.g., campgrounds, motels, restaurants, service centers).
- Designation of upland areas for non-coastal dependent recreation (e.g., golf courses, playing fields), support facilities and visitor accommodations, including provisions for multiple use of parking areas.
- Circulation/transportation facilities program including parking and vehicle and pedestrian circulation to serve recreational developments.
- If needed, program for public agency acquisition, development or re-development, and management of public recreation and visitor-serving facilities.

Background Information: (The level of usage of the facilities and accommodations identified below should be assessed, especially to determine overuse and crowding. Also, areas which appear to be under-utilized should be examined for factors that may limit use, such as cost or lack of access.)

- Inventory and map of existing shoreline and near-shore recreational areas and facilities and support facilities (e.g., parking lots, beaches, harbors), classified by type, uses and ownership (e.g., private marina).
- Inventory and map of existing visitor accommodations (campground, motels, inns), possibly classified by type, capacity, ownership and price range.
- Inventory of recreational uses of bodies of water.
- Estimates of future demand for recreational facilities and visitor accommodations.
- Identification and evaluation of the suitability of undeveloped shoreline and upland areas for: public, private and commercial recreation; visitor accommodations; and recreational support facilities. Particular attention should be paid to identifying areas suitable for coastal

B. RECREATION AND VISITOR SERVING FACILITIES (cont.).

activities and lower cost facilities. Suitability will depend on factors such as access (existing or potential), potential recreational uses, proposed land tenure, environmental constraints (hazards, sensitive habitats, agriculture), etc.

Zoning - should contain (as applicable):

- Designation and provisions for recreational facilities and related uses in appropriate use districts, including recreation, commercial, and residential districts. Within commercially zoned areas, specific criteria or use designations should be made for appropriate commercial recreation and visitor-serving developments.
- Requirements for dedication of land and/or fees from new development to assure adequate recreational opportunities, including possible PUD or cluster zoning.

4. AGENCIES AND SOURCES OF INFORMATION

Local and Regional Agencies:

- City and County Parks and Recreation Departments
- Special districts, including parks and recreation, schools and utilities
- Neighboring jurisdictions (regarding extent of nearby recreational opportunities, potential for joint planning, acquisition and development of facilities)
- Regional Councils of Governments (regarding Regional Recreation and/or Open Space Plans)

State Agencies:

- State Department of Parks and Recreation
- State Department of Fish and Game
- State Department of Navigation and Ocean Development (regarding boating facilities, loans and grants for same)

Federal Agencies:

- National Park Service
- U.S. Department of Defense (regarding potential recreational use of coastal property)
- U.S. Department of Agriculture, National Forest Service
- Bureau of Outdoor Recreation
- National Marine Fisheries Service
- U.S. Army Corps of Engineers

B. RECREATION AND VISITOR SERVING FACILITIES (cont.)

Other Sources of Information:

- California Outdoor Recreation Resources Plan (CORRP), California Department of Parks and Recreation (The Department prepares demand forecasts for certain public recreational facilities on a substate region basis; these are summarized in the CORRP and may also be available in separate planning district reports. Contact the Planning Division of the Department for information.)
- Private, non-profit land conservation groups (e.g., Nature Conservancy), foundations, museums
- University of California and State University system (these institutions maintain coastal research facilities that may be available for limited public use)

C. HOUSING

1. COASTAL ACT POLICIES

30213. Housing opportunities for persons of low and moderate income shall be protected, encouraged, and where feasible, provided...New housing in the coastal zone shall be developed in conformity with the standards, policies, and goals of local housing elements adopted in accordance with the requirements of subdivision (c) of Section 65302 of the Government Code.

2. EXPLANATORY NOTES

Definitions

- "Low income" includes both "very low" and "low" income, meaning households whose income does not exceed 50% and 80%, respectively, of the median household income of the Standard Metropolitan Statistical Area (SMSA) the jurisdiction is located in, or the county where there is no SMSA, in accordance with U.S. Department of Housing and Community Development standards.

- "Moderate income" means a household whose income does not exceed 120% of the median household income of the SMSA (subject to adjustments in some areas), in accordance with Chapter 1339 of the California Health and Safety Code.

- A generally accepted definition of affordable housing is that for which costs do not exceed 25% of the family gross income. Housing costs include rent or mortgage payment, property taxes, insurance, heat and utilities, and maintenance and repairs.

Housing Element Requirements

- Housing elements of local general plans must be prepared pursuant to regulations promulgated by the Department of Housing and Community Development. At present, the regulations in effect are those adopted in 1971; a substantial revision of the current regulations is now under review. Housing elements have been required by state law since 1969 (Govt. Code Section 65302(c)). The Commission will seek the advice of the State Department of Housing and Community Development as to whether the housing element of the local jurisdiction is in conformance with state law.

Note: More detailed guidance and assistance in meeting the Coastal Act's housing policy will be provided at a later date.

3. LCP CHECKLIST

Land Use Plan - should contain (as applicable):

- Consistent policies supporting the protection, encouragement, and provision of low- and moderate-income housing within the coastal zone.

- Designation of areas within the coastal zone where existing low- and moderate-cost housing should be protected.

C. HOUSING (cont.)

- Portions of the local Housing Element (if prepared separately) related to the provision of low- and moderate-income housing in the community and standards, goals and policies for new development.
- Program to protect, encourage and provide low- and moderate-income housing within the coastal zone, including: housing and neighborhood rehabilitation; housing subsidies; and public housing provisions, to the extent funding is available.

Background Information:

- Evaluation of existing housing stock and projected need for low- and moderate-income housing within the coastal zone and the community at large, as provided in the Housing Element.
- Housing Assistance Plan prepared pursuant to the Federal Housing and Community Development Act of 1974, if applicable.

Zoning - should contain (as applicable):

- Designation of existing and proposed residential areas consistent with the land use plan and housing element.
- Regulation of conversion of rental units to condominiums.
- Inclusionary zoning techniques such as density bonuses and parking requirement reduction for low- and moderate-income housing.

4. AGENCIES AND SOURCES OF INFORMATION

Local and Regional Agencies:

- Local Housing Authority (plans and programs for publicly assisted housing)
- Regional Council of Governments (COG Areawide Housing Elements; Fair Share Housing Allocation Program)

State Agencies:

- State Department of Housing and Community Development (Technical Assistance and data on planning and implementing housing programs; Housing Element Regulations)
- California Housing Finance Agency (financing programs for housing rehabilitation and construction)

Federal Agencies:

- U.S. Department of Housing and Urban Development (financing programs for housing rehabilitation, public housing subsidies)
- U.S. Economic Development Administration

C. HOUSING (cont.)

Other Sources of Information:

- Private banks and other lending institutions (special programs for low interest loans for housing rehabilitation and mortgages)
- Catalog of Federal Domestic Assistance, 1975, Office of Management and Budget, Superintendent of Documents, Government Printing Office, Washington, D.C. 20402

D. WATER AND MARINE RESOURCES

1. COASTAL ACT POLICIES

30230. Marine resources shall be maintained, enhanced, and, where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

30231. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

30236. Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

2. LCP CHECKLIST

Land Use Plan - should contain (as applicable):

-Consistent policies that will support maintenance and enhancement of marine resources, biologically and economically significant areas, and the quality of coastal waters.

-Designation of conservation areas and conservation buffers where necessary to protect riparian habitats and coastal resource areas.

D. WATER AND MARINE RESOURCES (cont.)

- Analysis of water supply to assure that the intensity and pattern of development do not deplete ground water supplies, and that aquifer recharge areas are protected.
- Designation of uses of marine environment.
- Comprehensive program outlining proposed alterations to rivers and streams and incorporating mitigation features.
- Appropriate designations or development controls for watersheds to prevent harmful runoff and interference with surface waterflow.
- Land use designations to prevent long-term or cumulative adverse impacts on coastal water quality from non-sewered developments, based on analysis of soils, density, and other necessary requirements.

Background Information:

- Inventory and review of existing plans and programs of state and federal agencies and assessment of the adequacy of their control over the marine resources within the local jurisdiction.
- Inventory of coastal water habitat and resource areas, especially areas and species of special biological significance.
- Inventory of riparian habitat areas and issues and concerns that relate to them.
- Identification of existing and/or potential areas with runoff, sedimentation, and septic tank problems.
- Identification of aquifer recharge areas and effects of development on recharge of ground water, including:
 - . Determination of ground area covered by various types of development.
 - . Assessment of impacts of such coverage on recharge of ground water and on peak stormwater flows.
 - . Calculation of recharge depletion from previous ground water levels caused by such development through increased percentages of impervious surfaces and disturbance or reduction of other surfaces.
- Determination of the capacity of water systems and, where applicable, data on water usage, supply, and other related issues. Assessment of the impacts of proposed development on this supply.
- If water supply is limited, assessment of potential for water reclamation and conservation as a means of maximizing available water supply.

Zoning - should contain (as applicable):

- Designation of wetlands and estuaries in conservation zoning districts.

D. WATER AND MARINE RESOURCES (cont.)

- Designation of buffer areas in appropriate use or overlay district (e.g., conservation, stream protection), with appropriate development standards.

- Lot coverage requirement and other development standards as needed to assure water recharge and minimize runoff impacts.

3. AGENCIES AND SOURCES OF INFORMATION

Local and Regional Agencies:

- Special districts (water, sewer, etc.)
- 208 Planning Agency
- Council of Governments

State Agencies:

- State Department of Fish and Game
- State Lands Commission
- Coastal Conservancy
- State Water Resources and Regional Water Quality Control Boards (Basin plans for all coastal areas)
- Department of Water Resources
- Department of Navigation and Ocean Development

Federal Agencies:

- National Marine Fisheries Service
- U.S. Fish and Wildlife Service
- Office of Coastal Zone Management
- U.S. Environmental Protection Agency (would have information on water quality standards, treatment facility grants, etc.)
- U.S. Army Corps of Engineers

Other Sources of Information:

- Sea Grant
- U.C. Marine Advisory Service

E. DIKING, DREDGING, FILLING, AND SHORELINE STRUCTURES

1. COASTAL ACT POLICIES

30233. (a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:

(1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.

(2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.

(3) In wetland areas only, entrance channels for new or expanded boating facilities; and in a degraded wetland, identified by the Department of Fish and Game pursuant to subdivision (b) of Section 30411, for boating facilities if, in conjunction with such boating facilities, a substantial portion of the degraded wetland is restored and maintained as a biologically productive wetland; provided, however, that in no event shall the size of the wetland area used for such boating facility, including berthing space, turning basins, necessary navigation channels, and any necessary support service facilities, be greater than 25 percent of the total wetland area to be restored.

(4) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities.

(5) Incidental public service purposes, including, but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.

(6) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.

(7) Restoration purposes.

(8) Nature study, aquaculture, or similar resource-dependent activities.

(b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for such purposes to appropriate beaches or into suitable longshore current systems.

E. DIKING, DREDGING, FILLING, AND SHORELINE STRUCTURES (cont.)

(c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California", shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.

30235. Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fishkills should be phased out or upgraded where feasible.

2. EXPLANATORY NOTES

Additional Provisions of the Coastal Act:

30411. (b) The Department of Fish and Game, in consultation with the Commission and the Department of Navigation and Ocean Development, may study degraded wetlands and identify those which can most feasibly be restored in conjunction with development of a boating facility...Any such study shall include consideration of all the following:

- (1) Whether the wetland is so severely degraded and its natural processes so substantially impaired that it is not capable of recovering and maintaining a high level of biological productivity without major restoration activities.
- (2) Whether a substantial portion of the degraded wetland, but in no event less than 75 percent, can be restored and maintained as a highly productive wetland in conjunction with a boating facilities project.

E. DIKING, DREDGING, FILLING AND SHORELINE STRUCTURES (cont.)

- (3) Whether restoration of the wetland's natural values, including its biological productivity and wildlife habitat features, can most feasibly be achieved and maintained in conjunction with a boating facility or whether there are other feasible ways to achieve such values.

30607.1 Where any dike and fill development is permitted in wetlands in conformity with this division, mitigation measures shall include, at a minimum, either acquisition of equivalent areas of equal or greater biological productivity or opening up equivalent areas to tidal action; provided, however, that if no appropriate restoration site is available, an in-lieu fee sufficient to provide an area of equivalent productive value or surface areas shall be dedicated to an appropriate public agency, or such replacement site shall be purchased before the dike or fill development may proceed. Such mitigation measures shall not be required for temporary or short-term fill or diking; provided that a bond or other evidence of financial responsibility is provided to assure that restoration will be accomplished in the shortest feasible time.

30108.2 "Fill" -means earth or other substance or material, including piling placed for the purpose of erecting structures thereon, placed in a submerged area.

3. LCP CHECKLIST

Land Use Plan - should contain (as applicable):

- Consistent policies regarding criteria for allowing diking, dredging, etc., and criteria for allowable coastal structures.
- Designation of wetlands and estuaries in preservation categories and areas adjacent to them in compatible uses.

Background Information:

- Inventory of: (a) all wetlands, estuaries and lakes within the coastal zone; and (b) existing and proposed shoreline structures, including revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls and other such constructions.
- Identification of areas with erosion problems and stagnant circulation.
- Identification of areas where diking, dredging, filling, and disposition of spoils are planned.
- Assessment of the cumulative extent to which the activities identified above will maintain, enhance, or degrade coastal waters, wetlands,

E. DIKING, DREDGING, FILLING AND SHORELINE STRUCTURES (cont.)

estuaries, etc.; alternatives and mitigation measures should be discussed. Particular attention should be given to activities which will affect the area or quality of the resource and to those which will alter circulation.

Zoning - should contain (as applicable):

- Designation of areas adjacent to wetlands, estuaries, and lakes in compatible zoning districts.
- Provision of setbacks from wetlands, estuaries, and lakes.
- Criteria and review procedures for dredging, diking, and filling projects based on standards provided by appropriate agencies and on local experience.
- Criteria and standards for construction of shoreline protection works.

4. AGENCIES AND SOURCES OF INFORMATION

Local and Regional Agencies:

- Harbor and Port Districts
- Utility districts and companies

State Agencies:

- State Water Resources and Regional Water Quality Control Boards
- State Department of Fish and Game
- State Department of Navigation and Ocean Development
- State Lands Commission

Federal Agencies:

- U.S. Army Corps of Engineers
- U.S. Bureau of Land Management
- U.S. Office of Coastal Zone Management
- U.S. Fish and Wildlife
- National Marine Fisheries Service

Other Sources of Information:

- Acquisition Priorities for the Coastal Wetlands of California, (April, 1974) prepared by the Department of Fish and Game and the U.S. Bureau of Sport Fisheries and Wildlife. Identification of high priority wetlands for acquisition.
- Sea Grant

F. COMMERCIAL FISHING AND RECREATIONAL BOATING

1. COASTAL ACT POLICIES

30224. Increased recreational boating use of coastal waters shall be encouraged, in accordance with this division, by developing dry storage areas, increasing public launching facilities, providing additional berthing space in existing harbors, limiting non-water-dependent land uses that congest access corridors and preclude boating support facilities, providing harbors of refuge, and by providing for new boating facilities in natural harbors, new protected water areas, and in areas dredged from dry land.

30234. Facilities serving the commercial fishing and recreational boating industries shall be protected and, where feasible, upgraded. Existing commercial fishing and recreational boating harbor space shall not be reduced unless the demand for those facilities no longer exists or adequate substitute space has been provided. Proposed recreational boating facilities shall, where feasible, be designed and located in such a fashion as not to interfere with the needs of the commercial fishing industry.

30255. Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland.

2. LCP CHECKLIST

Land Use Plan - should contain (as applicable):

- Consistent policies regarding the provision of additional recreational boating facilities and the protection and improvement of commercial fishing facilities.
- Designation on the land use map of existing harbors/marina facilities and areas for expansion of existing or development of new harbor/marina facilities in the appropriate land use category.
- Harbor plans and overlay of sensitive resource areas within harbors.
- Program for public and private acquisition, development, and maintenance of commercial fishing and recreational boating facilities, as needed.

F. COMMERCIAL FISHING AND RECREATIONAL BOATING (cont.)

Background Information:

- Inventory and map of existing harbor/marina facilities utilized for commercial fishing and/or recreational boating. Classification of such facilities by type, number of boating spaces, dry storage areas, launching facilities, etc.
- Assessment of existing use and future demand for above.
- Review of proposed plans for expansion of existing facilities and development of new facilities.
- Identification of suitable shoreline areas for additional recreational boating or commercial fishing facilities.

Zoning - should contain (as applicable):

- Designation of existing harbors/marina facilities and areas for expansion or development of commercial fishing harbors and recreational boating marinas in appropriate use districts.
- Designation of surrounding areas for uses compatible with such harbors and marinas.

3. AGENCIES AND SOURCES OF INFORMATION

Local and Regional Agencies:

- Harbor, port and marina districts

State Agencies:

- State Department of Navigation and Ocean Development
- State Department of Fish and Game
- State Lands Commission (with specific regard to proposed developments in wetlands areas)

Federal Agencies:

- U.S. Army Corps of Engineers
- U.S. Bureau of Recreation
- National Marine Fisheries Service
- National Oceanic and Atmospheric Administration

Other Sources of Information:

- Sea Grant

G. ENVIRONMENTALLY SENSITIVE HABITAT AREAS

1. COASTAL ACT POLICIES

30240. (a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

2. EXPLANATORY NOTES

Definitions:

- "Environmentally sensitive areas" means any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments (Coastal Act Section 30107.5), including: areas of special biological significance as identified by the State Water Resources Control Board; rare and endangered species habitat identified by the State Department of Fish and Game; all coastal wetlands and lagoons; all marine, wild-life, and education and research reserves; nearshore reefs; tidepools; sea caves; islets and offshore rocks; kelp beds; indigenous dune plant habitats; and wilderness and primitive areas.

- "Uses dependent on such resources" -- include nature education and research, hunting, fishing, and aquaculture.

3. LCP CHECKLIST

Land Use Plan - should contain (as applicable):

- Consistent policies regarding protection of environmentally sensitive habitat areas.

- Identification of environmentally sensitive areas.

- Designation of areas adjacent to environmentally sensitive habitat areas and parks and recreation areas for compatible land uses.

- Identification of environmentally sensitive habitat areas suitable for public acquisition or for dedication in connection with development activities.

G. ENVIRONMENTALLY SENSITIVE HABITAT AREAS (cont.)

Background Information:

- Map and description of environmentally sensitive habitat areas and assessment of their sensitivity to disturbance.
- Map and description of federal, state, and regional parks.

Zoning - should contain (as applicable):

- Designation of environmentally sensitive habitat areas in conservation districts or overlay zones with appropriate development standards and regulations (e.g., setback requirements for development adjacent to sensitive areas or riparian corridors).
- Designation of areas adjacent to environmentally sensitive habitats, parks, and recreation areas in districts which provide uses compatible with the sensitive areas.
- Setback requirements for development adjacent to environmentally sensitive habitat areas and riparian corridors.
- Provisions for dedication of open space or conservation easements to protect environmentally sensitive habitat areas.

4. AGENCIES AND SOURCES OF INFORMATION

State Agencies:

- State Lands Commission
- State Coastal Conservancy
- State Department of Parks and Recreation
- State Department of Fish and Game (especially, identification of habitat areas of rare and endangered species)
- Wildlife Conservation Board
- State Water Resources and Regional Water Quality Control Boards (designated areas of Special Biological Significance)

Federal Agencies:

- U.S. Park Service
- U.S. Forest Service
- Environmental Protection Agency
- Office of Coastal Zone Management
- Department of Fish and Wildlife
- National Marine Fisheries Service

Other Sources of Information:

- Various environmental interest groups (e.g., Nature Conservancy, Sierra Club)
- Sea Grant
- Public and private university marine research stations
- University of California Natural Land and Water Reserve System (2111 Bancroft Way, Room 544, University of California, Berkeley, CA 94720)
- California Natural Areas Coordinating Council (c/o Leslie Hood, 1505 Sobre Vista, Sonoma, CA. 94576)
- Appendix IX - Education and Research - of the Comprehensive Ocean Area Plan

H. AGRICULTURE

1. COASTAL ACT POLICIES

30241. The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:

(a) By establishing stable boundaries separating urban and rural areas, including, where necessary, clearly defined buffer areas to minimize conflicts between agricultural and urban land uses.

(b) By limiting conversions of agricultural lands around the periphery of urban areas to the lands where the viability of existing agricultural use is already severely limited by conflicts with urban uses and where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.

(c) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.

(d) By assuring that public service and facility expansions and nonagricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.

(e) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b) of this section, and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.

30242. All other lands suitable for agricultural use shall not be converted to nonagricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

H. AGRICULTURE (cont.)

2. EXPLANATORY NOTES

Definitions:

- "Prime agricultural land" - (per California Government Code Section 51201(c)) means: _____

- (1) all land which qualifies for rating as Class I or Class II in the Soil Conservation Service land use capability classifications.
- (2) land which qualifies for rating 80 through 100 in the Storie Index Rating.
- (3) land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U.S.D.A.
- (4) land planted with fruit or nut bearing trees, vines, bushes or crops which have a non-bearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than \$200 per acre.
- (5) Land which has returned from the production of unprocessed agricultural plant products on an annual gross value of not less than \$200 per acre for three of the five previous years.

- "Non-prime agricultural land" - means other coastal agricultural lands that are now in use for crops or grazing, or that are suitable for agriculture.

3. LCP CHECKLIST

Land Use Plan - should contain (as applicable):

- Consistent policies regarding prime agricultural lands, stable boundaries separating urban and rural area, divisions of land.
- Designation of urban-rural boundary line.
- Designation of prime and non-prime agricultural land to remain in agriculture.
- Designation of areas adjacent to prime and non-prime agricultural lands for compatible land uses.

H. AGRICULTURE (cont.)

Background Information:

- Inventory and map of all prime and non-prime agricultural land within the coastal zone.
- Inventory of parcels with agricultural potential near developed areas (by size, soil type, agricultural potential and current use).
- Basis for establishing urban-rural boundaries consistent with Section 30231 of the Coastal Act, including information on minimum parcel sizes for viable agricultural use.

Zoning - should contain (as applicable):

- Appropriate zoning classifications for the long-term protection of agricultural lands, including minimum parcel size and provisions for specific agricultural uses.
- Provisions for easements and deed restrictions to protect prime and non-prime agricultural lands.
- Designation of areas adjacent to prime and non-prime agricultural land in districts which allow uses compatible with agriculture.

4. AGENCIES AND SOURCES OF INFORMATION

Local and Regional Agencies:

- Adjacent cities and counties
- Water, sewer and public utility districts
- Local Agency Formation Commission
- County agricultural commissioner
- Local Air Pollution Control District

State Agencies:

- California Department of Food and Agriculture
- California Department of Conservation
- California Department of Water Resources
- California Coastal Conservancy
- Air Resources Board

Federal Agencies:

- Dept. of Agriculture, Soil Conservation Service

Other Sources of Information:

- County farm bureau federation

I. HAZARD AREAS

1. COASTAL ACT POLICIES

30253. New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

2. EXPLANATORY NOTES

Definitions

- "Geologic hazards" - include the following:

- (1) seismic hazard areas delineated on fault maps as subject to potential surface rupture, on soil maps indicating materials particularly prone to shaking or liquefaction, and in local and regional seismic safety plans;
- (2) tsunami runup areas identified on U.S. Army Corps of Engineers 100-year recurrence maps, by other scientific or historic studies, and other known areas of tsunami risk;
- (3) landslide hazard areas delineated on slope stability maps and in local and regional geologic or safety plans;
- (4) beach areas subject to erosion; and
- (5) other geologic hazards such as expansive soils and subsidence areas.

- "Bluff and cliff areas" - include the base, face and top of all bluffs and cliffs (of 10 ft. in height or greater, measured from the toe of face). The extent of the blufftop considered should include the area between the face of the bluff and a line described on the bluff top by the intersection of a plane inclined at a 20° angle from horizontal passing through the toe of the bluff or cliff, or 50 feet inland from the edge of the cliff or bluff, whichever is greater.

- "Flood hazard areas" - those areas subject to inundation by a 100-year flood.

- "Fire hazard areas" - no acceptable definition in common use. Local planners should use the Fire Hazard Severity Classification System developed by the State Division of Forestry.

I. HAZARD AREAS (cont.)

3. LCP CHECKLIST

Land Use Plan - should contain (as applicable):

- Consistent policies regarding geologic, flood, and fire hazards.
- Designation of appropriate land use categories for areas subject to flood, fire and geologic hazards.
- Designation of appropriate setback or review criteria for bluff and cliff developments.

Background Information:

- Information required for seismic safety, safety, and land use elements of the general plan.

- Geologic evaluation of stability of blufftop areas including: cliff geometry, geologic conditions (including characteristics of soils, surficial deposits, and bedrock), bluff erosion rates (using old subdivision maps and assessor's records in addition to other historical data), potential for landsliding and slumping, effects of wave and tidal action, ground and surface water conditions and variations, potential effects of earthquakes, and the effects of development on erosion potential.

Zoning - should contain (as applicable):

- Design and setback requirements to assure the stability and structural integrity of development on bluff and cliff areas.
- Designation of geologic, flood and fire hazard areas in appropriate zoning district(s) or overlay zones that set development standards and regulations appropriate to the hazard (e.g., regulations for drainage, erosion and sediment control, excavation, flood-prone areas).

4. AGENCIES AND SOURCES OF INFORMATION

Local and Regional Agencies:

- Flood control and water conservation districts
- Office of Emergency Services

State Agencies:

- Office of Emergency Services
- State Division of Mines and Geology
- Seismic Safety Commission

I. HAZARD AREAS (cont.)

Federal Agencies:

- U.S. Department of Housing and Urban Development (Federal Flood Insurance Program)
- U.S. Geological Survey
- U.S. Army Corps of Engineers

Other Sources of Information:

- Fault Hazard Zones in California, State Division of Mines and Geology
- Urban Geology Master Plan for California, State Division of Mines and Geology
- A Fire Hazard Severity Classification System for California Wildlands, State Division of Forestry
- Open Space Zoning Handbook, Assembly Select Committee on Open Space Land

J. FORESTRY AND SOIL RESOURCES

1. COASTAL ACT POLICIES

30243. The long-term productivity of soils and timberlands shall be protected, and conversions of coastal commercial timberlands in units of commercial size to other uses or their division into units of noncommercial size shall be limited to providing for necessary timber processing and related facilities.

2. EXPLANATORY NOTES

Definitions:

- "Coastal commercial timberland" - means:

- (a) Within a Timberland Preserve Zone (TPZ), privately owned land, or land acquired for state forest purposes, which is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre.
- (b) Outside a TPZ, land, other than land owned by the federal government or land designated by the Board as experimental forest land, which is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products including Christmas trees (Public Resources Code Section 4526).

- "Conversion" - means the transforming of timberlands to uses other than growing of timber.

- "Timber processing and related facilities" - include sawmills, pulp mills, veneer mills, other timber processing plants, log decks, by-product storage sites, and related operating areas required for product processing.

Additional Provisions of the Coastal Act

- Section 30106 defines development to include "the removal or harvesting of major vegetation other than for agricultural purposes...and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973". Thus timber harvesting pursuant to an approved harvesting plan is exempt from Coastal Act requirements, but removal of vegetation not covered by a harvesting plan is subject to the Coastal Act.

- Section 30417 provides for the Commission to identify special treatment areas within the coastal zone and to make "recommendations designed to assist the State Board of Forestry in adopting rules and regulations which adequately protect the natural and scenic qualities of such special treatment areas". Such recommendations were adopted by the Commission on July 5, 1977. Under Section 4551.5 of the Public Resources Code, the Board of Forestry must consider such recommendations in developing its forestry rules.

J. FORESTRY AND SOIL RESOURCES (cont.)

Relationship of LCP to Forestry Rules

Three types of activities are not covered by the mandate and rules of the California Department of Forestry (CDF) and must, consequently, be provided for in an LCP as necessary to meet Coastal Act policies. These are:

- Removal of vegetation not subject to timber harvesting plan approval. Such exemptions include certain minor activities, Christmas tree harvesting, and harvesting on parcels of less than 3 acres in separate ownership.
- Conversions of timberlands. Conversions on parcels of over 3 acres are subject to approval of the CDF, but the grounds for review are limited primarily to the ability and intent of the applicant to carry out the conversion and the environmental feasibility and mitigation measures of the conversion. The local government is responsible for determining the desirability of a conversion and the appropriateness of the use to which the land is being converted.
- Divisions of land. The CDF has no authority over divisions of land within commercial timberlands.

3. LCP CHECKLIST

Land Use Plan - should contain (as applicable):

- Consistent policies regarding protection of long-term productivity of soils and timberlands, timberland conversions to other uses and timberland divisions.
- Land use designations necessary to protect forestry and soil resources from conversions and divisions, including establishing minimum parcel sizes to ensure long-term productivity of timberlands.

Background Information:

- Inventory and map of all commercial timberland parcels within coastal zone. (Wherever possible, information developed by county assessors under the Timberland Tax Act of 1976 should serve as necessary documentation. Where this information is incomplete or inadequate, soil vegetation maps prepared under the State Cooperative Soil Vegetation Survey may be useful in identifying timberland.)
- Rationale for determination of minimum parcel sizes, including:
 - (1) silvicultural information (e.g. growth rate, size and age distribution; and
 - (2) economic data on timber harvesting (e.g. current practices and harvest techniques, and economic analysis of sustained yield for long-term management).

J. FORESTRY AND SOIL RESOURCES (cont.)

Zoning - should contain (as applicable):

- Regulations on removal of vegetation to minimize adverse environmental impacts, consistent with the policies.
- Minimum parcel sizes and other appropriate land use regulations for commercial timberlands.
- Designations of specific areas and types of permitted or conditionally permitted uses for timber processing and related facilities.
- Designation of timberlands through the Timberland Preserve Zone (TPZ) provision of the Timber Tax Act of 1976.

4. AGENCIES AND SOURCES OF INFORMATION

Local and Regional Agencies:

- Adjacent cities and counties
- Resource Conservation Districts
- Councils of Governments

State Agencies:

- State Department of Fish and Game
- State Department of Forestry
- State Department of Conservation
- State Water Resources and Regional Water Quality Control Boards
- State Department of Parks and Recreation

Federal Agencies:

- U.S. Forest Service
- U.S. Soil Conservation Service

Other Sources of Information:

- Soil Vegetation Surveys in California, State Division of Forestry.

K. LOCATING AND PLANNING NEW DEVELOPMENT

1. COASTAL ACT POLICIES

30244. Where development would adversely impact archaeological or paleontological resources as identified by the State Historic Preservation Officer, reasonable mitigation measures shall be required.

30250. (a) New development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been

developed and the created parcels would be no smaller than the average size of surrounding parcels.

30252. The location and amount of new development should maintain and enhance public access to the coast by (1) facilitating the provision or extension of transit service, (2) providing commercial facilities within or adjoining residential development or in other areas that will minimize the use of coastal access roads, (3) providing nonautomobile circulation within the development, (4) providing adequate parking facilities or providing substitute means of serving the development with public transportation, (5) assuring the potential for public transit for high intensity uses such as high-rise office buildings, and by (6) assuring that the recreational needs of new residents will not overload nearby coastal recreation areas by correlating the amount of development with local park acquisition and development plans with the provision of onsite recreational facilities to serve the new development.

30253. New development shall:

(3) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Control Board as to each particular development.

(4) Minimize energy consumption and vehicle miles travelled.

K. LOCATING AND PLANNING NEW DEVELOPMENT (cont.)

2. EXPLANATORY NOTES

Definitions:

- "Development"-means, on land, in or under water, the placement or creation of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66-410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).
- "Structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line. (Public Resources Code Section 30106)
- "Existing developed areas" that may be appropriate for infilling and redevelopment include: lands upon which urban development presently exists; lands generally developed to a density of two or more units per acre; and lands within rural communities that constitute distinct, identifiable towns or villages because they are substantially more developed than surrounding lands and contain a variety of services common to rural centers which serve large surrounding areas (such as a post office, stores, restaurants, bars, and service stations).
- Other areas that may be appropriate for carefully-phased expansion from such developed areas include lands adjacent or closely proximate to developed areas where development would provide a logical, resource-conserving extension of the present developed area because (1) coastal resources within the expansion area would be permanently protected; (2) the lands are relatively near employment centers; (3) adequate necessary services (i.e. roads, water, sewage disposal) are either available or can be provided without significant damage to coastal resources or to access to the coast by the general public; (4) alternative sites for urban development would involve greater damage to natural resources, coastal or inland; and (5) development proposed for the area is consistent with other Coastal Act requirements.

3. LCP CHECKLIST

Land Use Plan - should contain (as applicable):

- Consistent policies regarding the pattern, intensity, phasing of new development, and the provision of services and facilities in conjunction with new development, and archaeological and paleontological resources.

K. LOCATING AND PLANNING NEW DEVELOPMENT (cont.)

- Designation of areas appropriate for development, specifying the type, location and intensity of uses, consistent with coastal policies, including consideration of the capacities of public works facilities (i.e. water, sewers, and roads).
- Designation of areas where divisions of land are to be limited or prohibited, and designation of appropriate parcel sizes.

Background Information:

- Data and analysis that document the adequacy of sewer, water and road or transit systems to accommodate the pattern and intensity of development under the proposed land use plan.
- Inventory of known archaeological and paleontological resources.
- Analysis of existing parcel sizes, ownership, and development patterns.

Zoning - should contain (as applicable):

- Designation of existing developed areas and areas proposed for new development in appropriate zoning districts consistent with the land use plan (including provisions for planned unit development, and limitations on bulk, lot coverage or density, where appropriate).
- Regulations providing for alternative transportation options, non-automotive circulation, on-site parking, and recreational and commercial facilities as part of new development.
- Provisions for dedications or in-lieu fees for recreation and open space to accompany new development.
- Regulations restricting land divisions in inappropriate areas and establishing minimum parcel sizes for areas in which land divisions may be permitted.

4. AGENCIES AND SOURCES OF INFORMATION

Local and Regional Agencies:

- Adjacent cities and counties
- Local transit districts and operators
- Water and sewer districts (service system capacities)
- Local Air Pollution Control District
- Local Agency Formation Commission (Spheres of Influence for cities and special districts)
- Local Transportation Planning Agency
- Council of Governments

K. LOCATING AND PLANNING NEW DEVELOPMENT (cont.)

State Agencies:

- Real Estate Division, Department of General Services
- Air Resources Board
- State Department of Transportation
- Coastal Conservancy
- Office of Planning and Research
- Department of Parks and Recreation, Office of Historic Preservation

Federal Agencies:

- Department of Housing and Urban Development
- Bureau of Outdoor Recreation

Other Sources of Information:

- Collaborative Land-Use Planning for the Coastal Zone, Volumes I and II, Sea Grant, University of California, Berkeley.
- National Recreation and Park Association, 1601 N. Kent Street, Arlington, VA 22209 (Standards for the provision of parks and open space).

L. COASTAL VISUAL RESOURCES AND SPECIAL COMMUNITIES

1. COASTAL ACT POLICIES

30251. The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

30253. New development shall:

(5) Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses.

2. EXPLANATORY NOTES

Definitions:

- "Special Communities and Neighborhoods" include the following:

- (1) areas characterized by a particular cultural, historical, or architectural heritage that is distinctive in the coastal zone;
- (2) areas presently recognized as important visitor destination centers on the coastline;
- (3) areas with limited automobile traffic that provide opportunities for pedestrian and bicycle access for visitors to the coast;
- (4) areas that add to the visual attractiveness of the coast.

- "Highly Scenic Areas" generally include:

- (1) landscape preservation projects designated by the State Department of Parks and Recreation in the California Coastline Preservation and Recreation Plan;
- (2) open areas of particular value in preserving natural landforms and significant vegetation, or in providing attractive transitions between natural and urbanized areas; and

L. COASTAL VISUAL RESOURCES (cont.)

- (3) other scenic areas and historical districts designated _____
by cities and counties

3. LCP CHECKLIST

Land Use Plan - should contain (as applicable):

- Consistent policies regarding the protection of coastal views and visual quality, highly scenic coastal areas, and special communities and neighborhoods.
- Identification of highly scenic coastal areas and special communities and neighborhoods.
- Land use designations that will protect scenic and visual qualities of coastal areas and the unique characteristics of communities and neighborhoods.
- Landmark registry programs such as the National Register of Historic Sites to preserve individual historic sites.

Background Information:

- Criteria used for designation of highly scenic coastal areas and special communities and neighborhoods.

Zoning - should contain (as applicable):

- Zoning classifications that ensure the protection of highly scenic resource areas and special communities and neighborhoods.
- Design review criteria and standards to ensure that new development shall not block public views of scenic areas, and shall be visually compatible with existing natural features and the special values and character of the community.
- Regulations to ensure that signs and billboards will not degrade significant coastal views.
- Grading and filling regulations to minimize alterations of natural landforms.

4. AGENCIES AND SOURCES OF INFORMATION

State Agencies:

- Coastal Conservancy
- Office of Planning and Research
- Department of Parks and Recreation, Office of Historic Preservation

L. COASTAL VISUAL RESOURCES (cont.)

Other Sources of Information:

-Historic Preservation Element Guidelines, Office of Planning and Research, September, 1976.

-Collaborative Land-Use Planning for the Coastal Zone, Volumes I and II, Sea Grant, University of California, Berkeley.

-California Coastline Recreation and Preservation Plan, Department of Parks and Recreation.

M. PUBLIC WORKS

1. COASTAL ACT POLICIES

30254. New or expanded public works facilities shall be designed and limited to accommodate needs generated by development or uses permitted consistent with the provisions of this division; provided, however, that it is the intent of the Legislature that State Highway Route 1 in rural areas of the coastal zone remain a scenic two-lane road. Special districts shall not be formed or expanded except where assessment for, and provision of, the service would not induce new development inconsistent with this division. Where existing or planned public works facilities can accommodate only a limited amount of new development, services to coastal-dependent land use, essential public services and basic industries vital to the economic health of the region, state, or nation, public recreation, commercial recreation, and visitor-serving land uses shall not be precluded by other development.

2. EXPLANATORY NOTES

Definitions:

-"Public Works" - means:

- (a) All production, storage, transmission and recovery facilities for water, sewerage, telephone, and other similar utilities owned or operated by any public agency or by any utility subject to the jurisdiction of the Public Utilities Commission, except for energy facilities.
- (b) All public transportation facilities, including streets, roads, highways, public parking lots and structures, ports, harbors, airports, railroads, and mass transit facilities and stations, bridges, trolley wires, and other related facilities. For purposes of this division, neither the Ports of Hueneme, Long Beach, Los Angeles, nor San Diego Unified Port District nor any of the developments within these ports shall be considered public works.
- (c) All publicly financed recreational facilities and any development by a special district.
- (d) All community college facilities. (Public Resources Code, Section 30114)

M. PUBLIC WORKS (cont.)

- "Special district" - means any public agency other than a local government...formed pursuant to general law or special act for the local performance of governmental or proprietary functions within limited boundaries. "Special district" includes, but is not limited to, a county service area, a maintenance district or area, an improvement district or improvement zone, or any other zone or area, formed for the purpose of designating an area within which a property tax rate will be levied to pay for a service or improvement benefiting that area. (Public Resources Code Section 30118)

3. LCP CHECKLIST

Land Use Plan - should contain (as applicable):

- Consistent policies regarding new or expanded public works facilities and priorities for allocating the remaining service capacity among land uses within the coastal zone.
- Designation of appropriate land use categories for public works facilities.
- Designation of areas in appropriate land use categories consistent with remaining and planned water, sewer and road capacities.
- Allocation of portion of existing and proposed public service system capacities needed to serve visitors to the coast.
- Program for the phasing and funding of public works facilities required by the level and pattern of proposed development.

Background Information:

- Inventory of existing and proposed public works systems and special districts:

Water and Sewerage Facilities (All districts or services areas lying wholly or partly within coastal zone)

- District or service area boundaries (map)
- Existing and proposed treatment and storage facilities and major trunk lines (map)
- Existing and proposed capacity of above (annual and peak load)
- Existing safe annual yield/assured annual supply for water sources
- Level of existing usage and remaining capacity (annual and peak load)
- Allocation of remainder of existing capacity and planned capacity to various proposed uses within the coastal zone

M. PUBLIC WORKS (cont.)

Transportation System (Within and providing access to the coastal zone)

- Existing and proposed state highways and local roads serving the coastal zone (map)
- Existing and proposed transit lines and terminals (map)
- Existing and proposed capacity of above
- State and locally designated scenic highways with specific identification of two-lane portions of Highway 1 (map)
- Allocation of remainder of existing capacity and planned capacity to various planned uses within the coastal zone

Public Parking Facilities

- Existing and proposed public parking lots and structures
- Number of spaces and level of use by area
- Identification of areas used for on-street parking

Other Transportation Facilities - Description and map of existing and proposed facilities (harbors, ports, airports, railroad lines and terminals).

Special Districts - Description and map of existing special district boundaries and proposed expansions for all districts lying wholly or partly within coastal zone .

Community Colleges - Description and map of existing and proposed community college facilities.

Zoning - should contain (as applicable):

- Designation of appropriate land use districts for public works facilities
- Designation of appropriate land use districts consistent with public works (primarily water, sewer, and road capacity constraints identified above)

4. AGENCIES AND SOURCES OF INFORMATION

Local and Regional Agencies:

- City and County public works, street and highway departments
- Sewer districts and agencies
- Water districts and agencies
- Transit districts and agencies
- Public utilities
- Community College Districts
- Local Agency Formation Commission
- Council of Governments

M. PUBLIC WORKS (cont.)

State Agencies:

- State Department of Transportation
- State Department of Water Resources
- State Water Resources Control Board and Regional Water Quality Control Boards
- Air Resources Board

Federal Agencies:

- Environmental Protection Agency
- U.S. Army Corps of Engineers

Other Sources of Information:

- Collaborative Land Use Planning for the Coastal Zone, Sea Grant University of California, Berkeley

N. INDUSTRIAL DEVELOPMENT AND ENERGY FACILITIES

1. COASTAL ACT POLICIES

30255. Coastal-dependent developments shall have priority over other developments on or near the shoreline. Except as provided elsewhere in this division, coastal-dependent developments shall not be sited in a wetland.

30260. Coastal-dependent industrial facilities shall be encouraged to locate or expand within existing sites and shall be permitted reasonable long-term growth where consistent with this division. However, where new or expanded coastal-dependent industrial facilities cannot feasibly be accommodated consistent with other policies of this division, they may nonetheless be permitted in accordance with this section and Sections 30261 and 30262 if (1) alternative locations are infeasible or more environmentally damaging; (2) to do otherwise would adversely affect the public welfare; and (3) adverse environmental effects are mitigated to the maximum extent feasible.

30261. (a) Multicompany use of existing and new tanker facilities shall be encouraged to the maximum extent feasible and legally permissible, except where to do so would result in increased tanker operations and associated onshore development incompatible with the land use and environmental goals for the area. New tanker terminals outside of existing terminal areas shall be situated as to avoid risk to environmentally sensitive areas and shall use a monobuoy system, unless an alternative type of system can be shown to be environmentally preferable for a specific site. Tanker facilities shall be designed to (1) minimize the total volume of oil spilled, (2) minimize the risk of collision from movement of other vessels, (3) have ready access to the most effective feasible containment and recovery equipment for oil spills, and (4) have onshore deballasting facilities to receive any fouled ballast water from tankers where operationally or legally required.

(b) Only one liquefied natural gas terminal shall be permitted in the coastal zone until engineering and operational practices can eliminate any significant risk to life due to accident or until guaranteed supplies of liquefied natural gas and distribution system dependence on liquefied natural gas are substantial enough that an interruption of service from a single liquefied natural gas facility would cause substantial public harm.

N. INDUSTRIAL DEVELOPMENT AND ENERGY FACILITIES (cont.)

Until the risks inherent in liquefied natural gas terminal operations can be sufficiently identified and overcome and such terminals are found to be consistent with the health and safety of nearby human populations, terminals shall be built only at sites remote from human population concentrations. Other unrelated development in the vicinity of a liquefied natural gas terminal site which is remote from human population concentrations shall be prohibited. At such time as liquefied natural gas marine terminal operations are found consistent with public safety, terminal sites only in developed or industrialized port areas may be approved.

30262. Oil and gas development shall be permitted in accordance with Section 30260, if the following conditions are met:

(a) The development is performed safely and consistent with the geologic conditions of the well site.

(b) New or expanded facilities related to such development are consolidated, to the maximum extent feasible and legally permissible, unless consolidation will have adverse environmental consequences and will not significantly reduce the number of producing wells, support facilities, or sites required to produce the reservoir economically and with minimal environmental impacts.

(c) Environmentally safe and feasible subsea completions are used when drilling platforms or islands would substantially degrade coastal visual qualities unless use of such structures will result in substantially less environmental risks.

(d) Platforms or islands will not be sited where a substantial hazard to vessel traffic might result from the facility or related operations, determined in consultation with the United States Coast Guard and the Army Corps of Engineers.

(e) Such development will not cause or contribute to subsidence hazards unless it is determined that adequate measures will be undertaken to prevent damage from such subsidence.

(f) With respect to new facilities, all oilfield brines are reinjected into oil-producing zones unless the Division of Oil and Gas of the Department of Conservation determines to do so would adversely affect production of the reservoirs and unless injection into other subsurface zones will reduce environmental risks. Exceptions to reinjections will be granted consistent with the Ocean Waters Discharge Plan of the State Water Resources

N. INDUSTRIAL DEVELOPMENT AND ENERGY FACILITIES (cont.)

Control Board and where adequate provision is made for the elimination of petroleum odors and water quality problems.

Where appropriate, monitoring programs to record land surface and near-shore ocean floor movements shall be initiated in locations of new large-scale fluid extraction on land or near shore before operations begin and shall continue until surface conditions have stabilized. Costs of monitoring and mitigation programs shall be borne by liquid and gas extraction operators.

30263. (a) New or expanded refineries or petrochemical facilities not otherwise consistent with the provisions of this division shall be permitted if (1) alternative locations are not feasible or are more environmentally damaging; (2) adverse environmental effects are mitigated to the maximum extent feasible; (3) it is found that not permitting such development would adversely affect the public welfare; (4) the facility is not located in a highly scenic or seismically hazardous area, on any of the Channel Islands, or within or contiguous to environmentally sensitive areas; and (5) the facility is sited so as to provide a sufficient buffer area to minimize adverse impacts on surrounding property.

(b) In addition to meeting all applicable air quality standards, new or expanded refineries or petrochemical facilities shall be permitted in areas designated as air quality maintenance areas by the State Air Resources Board and in areas where coastal resources would be adversely affected only if the negative impacts of the project upon air quality are offset by reductions in gaseous emissions in the area by the users of the fuels, or, in the case of an expansion of an existing site, total site emission levels, and site levels for each emission type for which national or state ambient air quality standards have been established do not increase.

(c) New or expanded refineries or petrochemical facilities shall minimize the need for once-through cooling by using air cooling to the maximum extent feasible and by using treated waste waters from inplant processes where feasible.

30264. Notwithstanding any other provision of this division, except subdivisions (b) and (c) of Section 30413, new or expanded thermal electric generating plants may be constructed in the coastal zone if the proposed coastal

N. INDUSTRIAL DEVELOPMENT AND ENERGY FACILITIES (cont.)

site has been determined by the State Energy Resources Conservation and Development Commission to have greater relative merit pursuant to the provisions of Section 25516.1 than available alternative sites and related facilities for an applicant's service area which have been determined to be acceptable pursuant to the provisions of Section 25516.

30232. Protection against the spillage of crude oil, gas, petroleum products, or hazardous substances shall be provided in relation to any development or transportation of such materials. Effective containment and cleanup facilities and procedures shall be provided for accidental spills that do occur.

30250 (b) Where feasible, new hazardous industrial development shall be located away from existing developed areas.

2. EXPLANATORY NOTES

Additional Provisions of the Coastal Act

-Section 30001.2: "The Legislature further finds and declares that, notwithstanding the fact electrical generating facilities, refineries, and coastal-dependent developments, including ports and commercial fishing facilities, offshore petroleum and gas development, and liquefied natural gas facilities, may have significant adverse effects on coastal resources or coastal access, it may be necessary to locate such developments in the coastal zone in order to ensure that inland as well as coastal resources are preserved and that orderly economic development proceeds within the state."

-Pursuant to Section 30501(c) of the Coastal Act, the Commission's LCP Regulations provide that recommended uses of more than local importance, including major energy facilities, be considered in the preparation of LCPs. These provisions are discussed in Part I, Chapter 2 of this Manual, dealing with the preparation of the land use plan.

-Section 30413(b) and (c) of the Coastal Act provides for designation by the Commission of "specific locations within the coastal zone where the location of (new thermal electric generating plants) would prevent the achievement of the objectives of" the Coastal Act, based on detailed findings. The designations are to be made by January 1, 1978, and can be revised and updated every two years thereafter. The Coastal Commission must make certain findings before the Energy Commission may approve a new power plant within those designated locations.

Coastal Energy Impact Program

Section 308 of the Federal Coastal Zone Management Act of 1972 establishes a coastal energy impact program which "shall consist of the provision of financial assistance to meet the needs of coastal states and local governments

N. INDUSTRIAL DEVELOPMENT AND ENERGY FACILITIES (cont.)

in such states resulting from specified activities involving energy development." (Sec. 308(a)(1)). Such assistance includes:

- (1) grants for "the study of, planning for, development of, and carrying out of projects and programs...which are necessary...to provide new or improved public facilities and public services which are required as a direct result of new or expanded outer continental shelf energy activity";
- (2) grants for "the prevention, reduction, or amelioration of any unavoidable loss...of any valuable environmental or recreational resource" resulting from coastal energy activity;
- (3) guarantees and loans for "providing new or improved public facilities or public services...which are required as a result of a coastal energy activity"; and
- (4) grants to meet loans or guarantees if such indebtedness results from such improved public facilities or public services.

The Coastal Commission and the Office of Planning and Research are currently preparing procedures to administer the Coastal Energy Impact Program, and to make funds available for affected local governments, coordinated with the LCP planning.

Special Projects

- Office of Planning and Research OCS Project. The Coastal Commission has contracted with OPR for a detailed study of offshore oil and gas development and associated onshore facility development.
- Coastal Commission Power Plant Review Areas Project. Pursuant to Section 30413(b) of the Act noted above, the Commission is designating power plant review areas based on coastal resources information. The maps and designations may be useful for considering the siting of coastal dependent and other energy facilities as well.

Note: More detailed assistance in dealing with industrial and energy facilities will be provided at a later date.

3. LCP CHECKLIST

Land Use Plan - should contain (as applicable):

- Consistent policies regarding the expansion and location of coastal dependent industrial facilities, multi-company use of existing facilities, the location of hazardous industrial development, and the expansion and location of non-coastal dependent industrial development.
- Designation of appropriate land use categories for industrial and energy facilities.
- Designation of compatible land use categories adjacent to energy facilities and hazardous industries.

N. INDUSTRIAL DEVELOPMENT AND ENERGY FACILITIES (cont.)

- Designation of overlay areas for potential future amendments to the LCP.

Background Information:

- Map and description of existing energy facilities and coastal dependent industries within the coastal zone.
- Identification of industrial and energy facility expansion plans and proposals by new industries or utility companies to locate development within the coastal zone.
- Inventory of land currently zoned for light, medium, or heavy industrial uses within the coastal zone and the general uses permitted in such zones.
- Assessment of the environmental, economic and access impacts of industrial and energy facility development proposals.

Zoning - should contain (as applicable):

- Designation of existing and proposed industrial and energy facility uses in appropriate land use districts, including specifically defined permitted uses or criteria for conditionally permitted uses.
- Designation of areas adjacent to existing and proposed industrial sites and energy facilities in compatible use districts.
- Project review procedures and standards for major industrial and energy developments.

4. AGENCIES AND SOURCES OF INFORMATION

Local and Regional Agencies:

- Local Air Pollution Control Districts
- Port districts

State Agencies:

NOTE: The Coastal Commission has established a ports and energy staff to assist local governments and ports in planning for energy facilities and other industrial developments. The staff monitors current energy studies and will work directly with state and federal energy agencies. A primary source of information for local governments on anticipated energy facilities and involvement of other agencies in dealing with energy and industrial facilities in LCPs should be the Coastal Commission staff.

- Energy Resource and Conservation Commission
- Public Utilities Commission
- Division of Oil and Gas
- State Lands Commission
- Department of Fish and Game
- Air Resources Board
- Department of Navigation and Ocean Development

N. INDUSTRIAL DEVELOPMENT AND ENERGY FACILITIES (cont.)

- State Water Resources and Regional Water Quality Control Boards
- Office of Planning and Research
- Office of Business Development

Federal Agencies - (See Note under State Agencies above):

- U.S. Navy
- U.S. Coast Guard
- Army Corps of Engineers
- U.S. Geological Survey
- Department of Defense
- U.S. Bureau of Land Management
- Maritime Administration
- Interstate Commerce Commission
- Federal Power Commission
- Federal Energy Administration
- Nuclear Regulatory Commission
- Department of Interior
- Energy Research and Development Administration
- National Marine Fisheries Service
- Office of Coastal Zone Management

Other Sources of Information

- Electric and gas utilities
- Oil companies
- other industrial firms

PART III

FUNDING ASSISTANCE

CHAPTER 1: OVERVIEW OF FUNDING

The Coastal Act outlines two methods of providing financial assistance to local governments for preparing a local coastal program. These methods are: (1) the use of Federal Coastal Zone Management grants; (2) the reimbursement of expenses for eligible portions of the LCP work through the procedures of Section 2231 of the Revenue and Taxation Code (SB 90). Each of these methods is discussed below.

1. Federal Coastal Zone Management Grants

Sections 305 and 306 of the Federal Coastal Zone Management Act of 1972 provide federal funding assistance for states carrying out coastal zone management programs. Section 305 provides assistance for the development of the management program and Section 306 provides grants for implementation once a state's program is approved by the Secretary of Commerce. Approval of California's program, the Coastal Act of 1976, is expected in September, 1977.

The approximate funding levels anticipated under the Federal Coastal Zone Management Act, including a 20% match from State funds, are as follows:

January 1, 1977 - October 1, 1977 - \$325,000 (Section 305)

October 1, 1977 - June 30, 1978 - \$1,700,000 (Section 306)

July 1, 1978 - June 30, 1979 - \$2,000,000 (Section 306)

To correspond with the allocation of federal funds, the LCP grants will be administered according to the fiscal year. The first LCP grant will run through June 30, 1978, and subsequent grants may run for an entire fiscal year, July 1, 1978 through June 30, 1979, etc.

All cities and counties lying in whole or in part within the coastal zone are eligible for funding assistance. Activities that qualify for funding are those necessary to develop and carry out a local coastal program, including bringing local general plans and zoning into compliance with the Coastal Act. Grants will not cover the cost of

developing general plan elements that are otherwise required by state law. Federal grant funds cannot be used for the reimbursement of the cost of work done prior to entering into a contract for the work with the State. This contract approach is the only one available under U.S. Commerce Department regulations for the pass-through of federal funds.

The Section 305 monies have been used for the initial phase of the LCP, the development of the Total Work Program, which will be the basis for subsequent funding. Many local governments have begun the initial phase during the summer of 1977, and may begin to apply for subsequent funding for the LCP in the fall of 1977.

The grants will be administered and monitored by OPR, which will enter into contracts with grantees to accomplish the tasks identified in the work program. Commission approval of the work program will be required before any grant agreement is executed. Reimbursement for the costs of carrying out the work program is discussed in Chapter 3 below.

2. Reimbursement of State-Mandated Costs Under SB 90

Section 2231 of the Revenue and Taxation Code (SB 90) directs the State to reimburse each local agency for the full cost of any program mandated by State laws that are enacted after January 1, 1973. In this regard, Section 16 of the Coastal Act states that:

The Legislature acknowledges that there may be direct planning and administrative cost...as a result of this act...but that such costs are indeterminable at this time. It is the intent of the Legislature that such costs to local government shall be reimbursed by the State... Funds appropriated by the Legislature for the purpose of, and pursuant to, this section together with no less than 50% of any federal funds legally available for such purposes, shall be deposited in a local government coastal planning assistance account in the General Fund.

This section contemplates the possibility of federal funds being made available for reimbursement of local government costs mandated by the State. There are as yet no such federal funds available. The Federal Coastal Zone Management Act funds may be granted only on a

contractual basis, as discussed above, and cannot be allocated for SB 90 reimbursements. However, the establishment of this account in the General Fund will allow the Legislature to set aside General Fund monies for SB 90 reimbursements under the Coastal Act.

As further noted in Section 16 of the Coastal Act:

The [Coastal] commission shall review and analyze all [SB 90] claims submitted and shall submit to the State Controller its recommendation. The State Controller shall consider the report of the commission and review claims submitted by any local government pursuant to this section to determine whether such claimed planning and administrative costs are directly attributable to the operation of this act.

The State Controller has established procedures for the filing of claims and for determining reimbursable costs under the SB 90 clause which will be used when such claims are made. In addition, the Coastal Commission will apply the following criteria in its review of claims:

- (1) Only coastal planning costs or costs necessarily incurred to administer non-optional aspects of the coastal legislation are reimbursable.
- (2) Such costs must be for activities directly linked to the Coastal Act. Costs for activities that are already required of the local government pursuant to a law other than the Coastal Act (e.g., general plan requirements, court order, CEQA, etc.), or that would have otherwise been undertaken by the local government, would not be reimbursable.
- (3) Any costs that can be paid for by other sources (i.e. the federal grants) are not to be paid out under the SB 90 provision.

The available federal grant funds are the principal means of assisting local governments in preparing LCPs. If the grants are not adequate to cover all local government expenses, the additional costs may be eligible for reimbursement under SB 90.

The same basic process will be used to administer the coastal planning account funds as will be used for the grant funds. The local government would still submit a work program to the Regional and State Commissions for review, and the Commissions and local government would need to come to an agreement on the tasks and costs involved to meet Coastal Act requirements. Instead of a grant contract, the Commission would enter into a memorandum of understanding (MOU), agreeing to recommend approval of the local government's claim against the SB 90 account when the claim is filed in fall of 1978 (assuming the claim exceeds money available to the local government through grants).

Without such prior agreement, the local government will have no assurance that the costs incurred would be considered necessary under the Coastal Act. The MOU will give local governments some certainty that their claims will be fully paid if the work they do is, indeed, required by the Act. Mutual cooperation will be needed to assure that the Coastal Commission does not require local governments to do more work than there are State and federal funds to pay for, and that local governments do not unilaterally file claims that exceed the amount in the SB 90 fund.

CHAPTER 2: GRANT APPLICATION

A. Grant Application

The application package, comprised of the elements listed below, should be submitted in duplicate to the Office of Planning and Research. To expedite review, one copy should also be sent to both the regional and state commission offices. A complete application consists of the documents and information listed and described below.

- (1) Application Form;
- (2) Resolution of the legislative body authorizing the application;
- (3) Statement of Assurances;
- (4) A-95 Clearinghouse Form (CA 189, CA 484); and
- (5) Total Work Program, including:
 - (a) Itemized Budget
 - (b) Work Program Schedule
 - (c) Products and Other Milestone Descriptions.

Sample forms appear at the end of this chapter.

1. Application Form: The application form will serve as a cover-sheet to the application package and lists the designated fiscal officer and project director. Correspondence regarding requests for funds and other fiscal matters will be directed to the fiscal officer and all other correspondence will be directed to the project director.

2. Resolution: The local government's legislative body must authorize the submission of the application package and authorize the appropriate officer of the city or county to enter into a grant agreement with OPR.

3. Statement of Assurances: This statement lists nine assurances pertaining to the authority to apply for the grant, discriminatory employment practices, the Hatch Act, access to records, and other requirements of federal grant disbursement. The requirements have been isolated by the Office of Management and Budget for signature by the applicant. Additional requirements of the federal grant are mentioned under "The Grant Agreement" at the end of this chapter.

4. Clearinghouse Review: The LCP grant application must be circulated through both the area and state clearinghouses. OPR will submit the LCP grant application to the state clearinghouse. The local government must submit the application and appropriate clearinghouse form (CA 189 or 484) to the appropriate area clearinghouse. Since the grant agreement cannot be finalized until the review process has been completed, the verification of area clearinghouse review and comments received during the review should be forwarded to OPR to complete the application package. Comments that have not been resolved by the applicant will be reviewed by OPR and the Commission.

5. Total Work Program: The Total Work Program includes a description of all major planning objectives and tasks to be undertaken by the applicant in completing the local coastal program and is augmented by the following:

- (a) Itemized Budget;
- (b) Total Work Program Schedule; and
- (c) Milestone Description.

The supplemental information will provide the basis for OPR and the Commission to review the progress of the local coastal program and determine the reimbursement of expenses.

The Total Work Program should be organized according to the format illustrated and discussed below, unless special circumstances warrant OPR approval of a different format. The tasks that will be accomplished during the first grant period, fall or winter of 1977 through June 30, 1978, should be described in detail, while the work to be accomplished during subsequent 12 month grant periods can be more general.

Total Work Program Format

I. Major Program Category

Each titled category represents a broad planning activity in the local coastal planning process. The activity may be the land use plan and implementation phases of the LCP. The major program

category(ies) should include a statement of the program goals, as will be refined and implemented through the work program, and a summary of the major subcategories.

A. Program Subcategories

The program subcategories represent the specific objectives of a major program category or goal. The objective should be described in terms of the overall LCP. That portion of a subcategory which is to be accomplished during the first grant period should be described in greater detail than that which will be accomplished during a subsequent funding period.

1. Work Tasks

The work tasks constitute the research, analysis, public education, and other work necessary to achieve the specific objective described in the subcategory. Tasks which are to be accomplished during the first grant period should also be described in detail.

- a. Products and other results (milestones) including maps, reports, studies, policies should be listed.

The products and milestones should be identifiable and measurable to facilitate their use as a basis for reimbursement and for monitoring the LCP progress. These will be noted on the Work Program Schedule and the description provided in the Total Work Program will be used for the Products and Milestones Description.

- b. Total estimated costs of the work task, indicating person/months, and the cost of consultant services, if included, other personal services, and operating expenses.

(a) Itemized Budget: A budget form is provided for the purpose of itemizing the proposed expenditures for the LCP grant request for the first fiscal year as well as the total LCP budget. The eligibility of individual expenses is explained in the Guidelines for Grant Management, the Coastal Commission's summary of the applicable federal regulations and guidelines.

(b) Work Program Schedule: The schedule will provide a timeline for the LCP program subcategories and indicate submission dates for the

grantee's progress reports. These reports are discussed in Chapter 3. The schedule form (two pages) allows greater detail to be shown for the fiscal year for which the grant application is made, and less detail for subsequent fiscal years. The month in which work will begin and conclude should be noted as a bar, and the dates on which the various products or other measurable results of work (milestones) are expected to be completed should also be shown. A number should be assigned to these products and milestones for reference to the form where they will be described in detail.

(c) Products and Other Milestone Descriptions: This is a tool enabling both the Coastal Commission and OPR to keep track of the work progress and evaluate requests for reimbursement. The local government can use the description as a monitoring device to insure that all important targets are met on time and circulated to the appropriate audience.

The products and other milestones will be those indicated in the work program and noted in the work program schedule. The product and milestone description will use information from the work program and need not entail significant additional information.

B. Grant Agreement

The grant agreement will consist of all of the information and application materials discussed in the previous section, focusing on the first year budget, schedule, and work program, as well as an executed grant agreement form and a statement of supplemental conditions which relate to the management of the grant.

The use of federal funds obligates the grantee to comply with certain regulations, policies, and guidelines promulgated by the Office of Management and Budget and the granting agency. The regulations pertinent to LCP funds include Section 306 of the Coastal Zone Management Act of 1972, the Grants Management Manual for grants pursuant to that Act, Volume 15, Code of Federal Regulations, Part 920, and Federal Management Circulars 74-4, 74-7 and A-95. A summary of these procedures and regulations, entitled Guidelines for Grant

Management, will be made available by the Commission. Copies of the original documents will be available at the Regional Commission offices.

Grantees will indicate their acceptance of the grant and terms of the grant by returning a signed copy of the grant agreement to OPR. Each grant will be numbered and all further references to it should include this number.

Requests for amendments to the grant agreement should be submitted to OPR together with an explanation of the reason for the amendment and the effect it would have on the work program, budget, and schedule. OPR will submit the amendment request to the Coastal Commission staff, and if necessary, the amendment will be submitted to the Commission for approval and authorization to amend the contract.

Local governments should determine if the continuity of the local coastal planning work would be seriously hampered by a gap in funding during the period between submission of the Total Work Program and its approval by the Commission. In such cases, the Commission may, on an emergency basis, authorize interim funding of the early stages of the LCP work program. OPR will transmit authorization to incur costs in carrying out the specified portion of the work program, which will generally consist of data gathering, preliminary review of information, committee organization, mapping, etc.

LOCAL COASTAL PROGRAM
APPLICATION FOR FUNDING
TOTAL WORK PROGRAM

Name of Applicant:		
Project Director:		Title:
Address:		Phone:
Fiscal Officer:		Title:
Address:		Phone:
District(s):		
Congressional:		State Senate: State Assembly:
Months Required to Complete Total Work Program:		
Total Cost of Program: \$		<u>OPR USE ONLY</u> Date Received: _____ <div style="text-align: right;">(OPR)</div> Assigned To: _____ <div style="text-align: right;">(Commission)</div>
Grant Requested for Grant Period 7/1/77 to 6/30/78 \$		
<div style="margin-top: 20px;"> <input type="checkbox"/> 1. Resolution authorizing grant application <input type="checkbox"/> 2. Application form <input type="checkbox"/> 3. Total Work Program <input type="checkbox"/> 4. Work Program Schedule (First and subsequent years) <input type="checkbox"/> 5. Products and other Milestones Description <input type="checkbox"/> 6. Budget <input type="checkbox"/> 7. Statement of Assurances <input type="checkbox"/> 8. Clearinghouse Form (Submit CA 189 or 484 to Area Clearinghouse and copy of form to OPR for submission to State Clearinghouse. Transmit verification of clearinghouse review when complete.) </div> <div style="margin-top: 40px; text-align: center;"> Submit two (2) copies of completed application to OPR. Submit one copy each to the regional and state commission offices. </div>		
Authorized Official	Signature	Date
Title		

SUGGESTED RESOLUTION RELATIVE TO
COASTAL ZONE MANAGEMENT PLANNING ASSISTANCE

WHEREAS, the (name of jurisdiction or agency) recognizing the problems and issues identified in the attached application for Coastal Zone Management Grant desires to provide for a planning study contributing to improved coastal planning, decisionmaking, and management capability related to community development and growth; and

WHEREAS, the (name of jurisdiction or agency) has developed an application package to deal with these development problems and issues; and the California State Office of Planning and Research, under authority of the Government Code of the State of California (Section 34200), may provide planning assistance for such a program and receive financial assistance from the California Coastal Commission, as authorized by inter-agency agreement.

NOW, THEREFORE, BE IT RESOLVED, that the (name of the legislative or policy body) of the (name of jurisdiction or agency) hereby requests the Office of Planning and Research to provide planning assistance under authority of the Government Code of the State of California, with such financial assistance as may be provided by the California Coastal Commission, not to exceed the amount of \$ _____. Such planning assistance is more particularly described in a project description that is attached hereto and made a part of this resolution as if fully set forth herein.

BE IT FURTHER RESOLVED, that the (title of official) of the (name of jurisdiction or agency) be, and he/she is hereby authorized and empowered to execute in the name of the (name of jurisdiction or agency), all necessary applications, contracts, and agreements and amendments hereto to implement and carry out the purposes specified in this resolution.

The foregoing Resolution was passed by the (legislative or policy body) of the (jurisdiction or agency) this _____ day of _____, 19____. Effective _____, 19____.

Attest:

Signed:

(name and title of official authorized to sign)

STATEMENT OF ASSURANCES

The Applicant hereby assures and certifies that he will comply with the regulations, policies, guidelines, and requirements including OMB Circulars Nos. 74-4, A-95, and 74-7, as they relate to the application, acceptance and use of federal funds for this federally assisted project. Also, the Applicant assures and certifies with respect to the grant that:

1. It possesses legal authority to apply for the grant; that a resolution, motion, or similar action has been duly adopted or passed as an official act of the applicant's governing body, authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide such additional information as may be required.
2. It will comply with Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and in accordance with Title VI of that Act, no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives federal financial assistance and will immediately take any measures necessary to effectuate this agreement.
3. It will comply with Title VI of the Civil Rights Act of 1964 (42 USC 2000d) prohibiting employment discrimination where, (1) the primary purpose of a grant is to provide employment or, (2) discriminatory employment practices will result in unequal treatment of persons who are or should be benefiting from the grant-aided activity.
4. It will comply with requirements of the provisions of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970 (P.L. 91-646) which provides for fair and equitable treatment of persons displaced as a result of federal and federally assisted programs.
5. It will comply with the provision of the Hatch Act which limits the political activity of employees.
6. It will comply with the minimum wage and maximum hours provisions of the Federal Fair Labor Standards Act, as they apply to hospital and educational institution employees of State and local governments.
7. It will establish safeguards to prohibit employees from using their positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.
8. It will give the grantor agency or the Comptroller General, through any authorized representative, the access to and the right to examine all records, books, papers, or documents related to the grant.
9. It will comply with all requirements imposed by the federal grantor agency concerning special requirements of law, program requirements, and other administrative requirements approved in accordance with Office of Management and Budget Circular No. 74-7.

Do not type to the left of dotted line.

CA-189

FEDERAL GRANT APPLICATION/AWARD NOTIFICATION
STATE OF CALIFORNIA STATE CLEARINGHOUSE (916) 445-0613
1 APPLICATION DATE
yr mo day
19

2 FEDERAL EMPLOYER ID NO.

ITEMS 1-31 TO BE COMPLETED BY APPLICANT

3 APPLICANT - Organizational Unit

4 ADDRESS - Street or P. O. Box

5 CITY

6 COUNTY

7 STATE

8 ZIP CODE

9 PROG TITLE/NO. (Catalog of Fed Domestic Assistance)

10 TYPE OF ACTION

☐ New ☐ Modification
☐ Continuation

TYPE OF CHANGE (Complete if 10b or 10c was checked)

☐ Increased Dollars ☐ Increased Duration
☐ Decreased Dollars ☐ Decreased Duration
13. ☐ Other Scope Change
☐ Cancellation

14. EXISTING FED GRANT ID

15. REQUESTED FUND START

19

16. FUNDS DURATION

(Months)

17. EST. PROJECT START

19

18. EST. PROJECT DURATION

(Months)

19. APPLICANT TYPE

A. State F. School District

B. Interstate G. Community Action Agency

C. Sub State Dist H. Sponsored Organization

D. County I. Indian

E. City J. Other (Specify in Remarks)

FUND REQUESTED (For Changes Show Only Amt. of Inc./+ or Dec./-)

20. FEDERAL () \$

21. STATE () \$

22. LOCAL () \$

23. OTHER () \$

24. TOTAL (20, 21, 22, 23) () \$

25. BRIEF TITLE OF APPLICANT'S PROJECT

26. DESCRIPTION OF APPLICANT'S PROJECT (Purpose)

27. AREA OF PROJECT IMPACT (Indicate City, County, State, etc.)

 STATE WIDE ☐ COUNTY WIDE ☐ MULTI-COUNTY ☐
 Yes No Yes No Yes No

28. CONGRESSIONAL DISTRICT

Of Applicant Districts Impacted By Project

29. Environmental Assessment Required

By State/Federal Agency?

☐ Yes☐ No

30. CLEARINGHOUSE(S) TO WHICH SUBMITTED

a ☐ State b ☐ Area Wide c ☐ None

31. a NAME/TITLE OF CONTACT PERSON

b ADDRESS - Street or P. O. Box

c TELEPHONE NO.

31. d IS ENVIRONMENTAL DOCUMENT REVIEW REQUIRED YES ☐ NO ☐If Yes ☐ Environmental Impact Statement (Report) Attached (20 copies)☐ Draft EIR ☐ Final EIR☐ Negative Declaration Attached (20 copies)☐ None attached - Document Will Be Forwarded On

Approximately Mon Day Year

If No ☐ Federal Program Does Not Require An Environmental Document☐ Project Exempt Under State Categorical Exemption, Class

e Will the project require relocation?

YES ☐ NO ☐

f Does your agency have a civil rights affirmative action policy and plan?

YES ☐ NO ☐

g Is project covered by A-95, Pt IV?

YES ☐ NO ☐

If yes, is MOA executed?

YES ☐ NO ☐

h If project is physical in nature or requires an environmental document, list the U. S. Geologic Survey Quadrangle map in which the project is located.

ITEMS 32-38 TO BE COMPLETED BY CLEARINGHOUSE

32. CLEARINGHOUSE ID

☐ MULTIPLE CLEARINGHOUSE

33. a ACTION BASED ON REVIEW OF

4 ☐ Notification5 ☐ Application

33. b ACTION TAKEN

a ☐ With Commentb ☐ Without Commentc ☐ Waivedd ☐ Unfavorable

34. STATE APPLICATION IDENTIFIER (SAI)

C

A

State

Number

35. CLEARINGHOUSE IMPACT CODE

STATE WIDE ☐ Yes ☐ No

County/ City Ping Area

County/ City Ping Area

County/ City Ping Area

County/ City Ping Area

County/ City Ping Area

County/ City Ping Area

County/ City Ping Area

36. STATE PLAN REQUIRED

☐ Yes ☐ No

37. RECEIVING DATE AT CLEARINGHOUSE

yr mo day

38. FINAL CH ACTION DATE

yr mo day

38. a SIGNATURE OF CH OFFICIAL

ITEMS 39-42 TO BE COMPLETED BY APPLICANT BEFORE SENDING FORM TO FEDERAL AGENCY

39. CERTIFICATION -

The applicant certifies that to the best of his knowledge and belief the above data are true and correct and filing of this form has been duly authorized by the governing body of the applicant.

Check box if clearinghouse response is attached. ☐

40. a NAME (Print or Type)

b TITLE

c SIGNATURE of Authorized Representative

d TELEPHONE NUMBER

41. DATE MAILED TO FEDERAL/STATE AGENCY yr mo day

19

42. NAME OF FEDERAL / STATE AGENCY TO WHICH THIS APPLICATION SUBMITTED

ITEMS 43-54 TO BE COMPLETED BY FEDERAL OFFICE EVALUATING AND RECOMMENDING ACTION ON THE APPLICATION

43. GRANT APPLICATION ID (Assigned by Federal Agency)

52. Application Rec'd.

yr mo day

53. a Exp. Action Date

yr mo day

Always Complete 53a OR b

53. b Ret. to Applicant

yr mo day

44. GRANTOR AGENCY

REVISED

Amended Appl. Received

REVISED

Rev. Expected Action Date

45. ORGANIZATIONAL UNIT

REVISED

yr mo day

REVISED

yr mo day

46. ADMINISTERING OFFICE

REVISED

yr mo day

REVISED

yr mo day

47. ADDRESS - Street or P. O. Box

48. CITY

49. STATE

50. ZIP CODE

51. TELEPHONE NUMBER

ITEMS 55-65 TO BE COMPLETED BY THE FEDERAL OFFICE APPROVING THE GRANT APPLICATION

55. a ☐ Awarded b ☐ Rejected c ☐ Withdrawn

19

60. FEDERAL AMOUNT (If Y funds) () \$

56. FUNDS AVAILABLE

19

61. STATE SHARE () \$

57. ENDING DATE

19

62. LOCAL SHARE () \$

58. FEDERAL GRANT ID

63. OTHER () \$

59. FEDERAL FUND ACCOUNT NUMBER

64. TOTAL (60, 61, 62, 63) () \$

65. MULTIPLE PROGRAM-LINK

III-13

INSTRUCTIONS FOR COMPLETING FORM CA-189

These instructions are designed to assist in completing the APPLICANT portions of the Form CA-189. These portions are PART 1 and PART 3 and are SHADED

PART 1

BOX NO, TITLE, INSTRUCTION

1. **APPLICATION DATE** - Date application is sent to the Clearinghouse.
EXAMPLE: yr mo day
73 01 02
2. **FEDERAL EMPLOYER I.D.** - This number is assigned to business entities by IRS. It has 9 digits. If you do not have an I.D. or need assistance in locating it, contact the funding agency.
EXAMPLE: 456-62-8684
3. **APPLICANT** - Use capital letters. MAXIMUM 40 CHARACTERS (including spaces). If necessary, abbreviate.
EXAMPLE: STATE HEALTH DEPT US FOREST SERVICE
4. **ADDRESS** - Use capital letters MAXIMUM 24 CHARACTERS (including spaces).
EXAMPLE: 3916 WOODSTOCK AVE
5. **CITY** - Use capital letters. MAXIMUM 16 CHARACTERS (including spaces).
EXAMPLE: SACRAMENTO
6. **COUNTY** - Use capital letters. MAXIMUM 16 CHARACTERS (including spaces).
EXAMPLE: SACRAMENTO
7. **STATE** - Use capital letters. MAXIMUM 2 CHARACTERS
8. **ZIP CODE** - Enter your zip code
EXAMPLE: 95814
9. **PROGRAM TITLE/NUMBER** - Obtain this information from the funding agency or the Catalog of Federal Domestic Assistance. Do not include decimal point. Place abbreviated program title in parentheses following catalog number.
EXAMPLE: 13403 (Bilingual Educ.)
10. **TYPE OF ACTION** - Enter X in the appropriate box.
- 11, 12, 13. **TYPE OF CHANGE** - Complete only if you have checked box 10b or 10c.
14. **EXISTING FED. GRANT I.D.** - If you have checked item 10b or 10c or have had previous correspondence with a Federal Agency concerning your present grant enter this number.
EXAMPLE: OSD-CA-09-3901
15. **REQUESTED FUND START** - Enter appropriate date.
16. **FUNDS START** - Enter appropriate date.
17. **EST. PROJECT START** - Enter appropriate date.
18. **EST. PROJECT DURATION** - Enter appropriate date.
19. **APPLICANT TYPE** - Enter the appropriate letter in the box provided. Federal agencies use letter J.
- 20, 21, 22, 23, 24. **FUNDS REQUESTED** - Enter appropriate amounts. If no funding involved, enter 0.
25. **BRIEF TITLE OF APPLICANT PROJECT** - Use capital letters. MAXIMUM 60 CHARACTERS (including spaces).
EXAMPLE: CONSTRUCTION OF NEW HOUSING
26. **DESCRIPTION OF APPLICANT'S PROJECT (PURPOSE)** - Use capital letters. MAXIMUM 300 CHARACTERS (including spaces). 60 characters per line, 5 lines. Make description complete, intelligible to non-specialist. Include, if appropriate, source and amount of state/local/private matching funds, and names of others with whom coordination has been established.
27. **AREA OF IMPACT** - Use capital letters. Always include county or counties of impact. Include city if appropriate. If not within bounds of a named city or town, give rough location in Box 26 above. Indicate whether impact is statewide, county-wide or multi-county. If multi-county, list county of greatest impact first.

28. CONGRESSIONAL DISTRICT - MAXIMUM 2 NUMERALS.

29. **ENVIRONMENTAL ASSESSMENT?** - Enter an X in appropriate box. If X is in YES - attach a copy.

30. **CLEARINGHOUSE/S TO WHICH SUBMITTED** - Enter an X in the appropriate box.

31a. **NAME/TITLE OF CONTACT PERSON** - Enter this information for the person who has the most complete information regarding the proposal who can be contacted if necessary. Do not give the name of the administrator (for example, mayor) with general responsibility for the project. The contact person will receive an acknowledgement of receipt, the State Clearinghouse identification number, and, upon completion of the review, any comments generated from the project review.

31b. **ADDRESS**

31c. **TELEPHONE** - Enter this information for the person who has the most complete information regarding the proposal who can be contacted if necessary. Do not give the name of the administrator (for example, mayor) with general responsibility for the project.

31d - 31h. ITEMS FOR CALIFORNIA REVIEW -

31d. **Is Environmental Review Required?** - If yes, California requires a minimum of 20 copies of attachments such as EIRs, Negative Declarations, maps, etc. for review purposes. If none attached, be sure to fill in an approximate date such documents will be forwarded for review.

If no, indicate reason. If project is exempt under State Categorical exemption, list which one (see "Guidelines for the Implementation of the California Environmental Quality Act of 1970.")

31e. **Will the Project require Relocation?** - Will people be required to move from their residences as a result of this project?

31f. **Does your Agency have a Civil Rights Affirmative Action Policy and Plan?** - Self-explanatory.

31g. **Does A-95, Part IV apply?** - This section requires the execution of a Memorandum of Agreement between an Areawide Clearinghouse and any federally-funded, single-purpose planning entity which shares its territorial sphere of interest.

If so, has MOA been executed? - A copy of the Memorandum of Agreement must be attached to the application, but should not be submitted for review to the State Clearinghouse.

31h. **If Project is physical in nature or requires an environmental document, list the U.S. geological survey quadrangle map(s) in which the project is located.** - Self-explanatory.

PART 3

The original of Form CA-189 will be returned to you by the State Clearinghouse as well as each that you sent to the Areawide Clearinghouses. EACH FORM MUST BE INCLUDED IN THE APPLICATION PACKET. COMPLETE PART 3 on the ORIGINAL and forward it attached to the application to the funding Agency.

39. **CERTIFICATION** - If a letter from the State Clearinghouse confirming completion of the required review is attached, enter X in box.

40a. **NAME**

40b. **TITLE**

40c. **SIGNATURE**

40d. **TELEPHONE NO.** - Complete this information for the person with responsibility for the proposal. THIS IS THE PERSON WHO SIGNS GRANT APPLICATIONS FOR YOUR AGENCY.

41. **DATE MAILED TO FEDERAL AGENCY** - Enter appropriate date.

42. **NAME OF FEDERAL AGENCY TO WHICH THIS APPLICATION IS SUBMITTED** - Enter the abbreviation as listed on attached sheet.

If a state agency APPLYING for federal funds, complete section below, using instructions in State Administrative Manual, Sections 0911 ++

	Departmental ID No.	Current Year	Departmental ID No.	Budget Year	Carry Forward	TOTAL
1) STATE OPERATIONS						
2) LOCAL ASSISTANCE						
3) CAPITAL OUTLAY						

If a state agency HAS BEEN AWARDED federal funds, complete section below, using instructions in State Administrative Manual, Sections 0911 ++

	Departmental ID No.	Current Year	Departmental ID No.	Budget Year	Carry Forward	TOTAL
1) STATE OPERATIONS						
2) LOCAL ASSISTANCE						
3) CAPITAL OUTLAY						

LOCAL COASTAL PROGRAM

BUDGET ALLOCATION

Grant Applicant: _____

Address: _____

Project Title: _____

Grant Amount Requested: \$ _____

	Current Grant Request FY _____	Total LCP Budget
Personal Services:		
Salaries and wages	\$ _____	\$ _____
Benefits	\$ _____	\$ _____
Total Personal Services	\$ _____	\$ _____
Operating Expenses:		
Travel	\$ _____	\$ _____
Professional and Consultant Services	\$ _____	\$ _____
Other	\$ _____	\$ _____
Indirect Charges	\$ _____	\$ _____
Total Operating Expenses	\$ _____	\$ _____
TOTAL BUDGET	\$ _____ *	\$ _____ **

*Must agree with Grant Amount Requested

**Includes grant request and sum of grants received or proposed for Total Work Program, excluding Initial Phase grant

7/77

LOCAL COASTAL PROGRAM
PRODUCT AND MILESTONE DESCRIPTION

Subcategory	Product/ Milestone # from Work Prog. Schedule	Due Date	Description	How Milestone Accomplishment Will Be Measured

LOCAL COASTAL PROGRAM
GRANT AGREEMENT

GRANTEE: _____

PROJECT
TITLE: _____

GRANT AMOUNT: _____

CZMG
NUMBER: _____GRANT
PERIOD: _____

This agreement will provide you with official notification of your grant award under the Coastal Zone Management Program Development Grants program. The grant is to be used for the purpose of developing the Local Coastal Program. In accepting this grant agreement you bind yourself to certain grant conditions as set forth below:

- I. That the application, submitted by the above named Grantee to the State of California acting by and through the California Coastal Commission as administered by the Office of Planning and Research (OPR), be made a part of this agreement as though it were attached hereto. This includes, but is not limited to, the following:
 - A. The resolution adopted by the legislative or policy body of the Grantee.
 - B. The initial work outline.
 - C. Statement of Assurances.
 - D. The Budget.
- II. That the Grantee will obtain prior written approval from the Office of Planning and Research and the California Coastal Commission of any changes in the Work Program or Budget before implementing such changes.
- III. That the Grantee will administer the grant in accordance with, and subject to, written instructions from the Office of Planning and Research; Section 306 of the Coastal Zone Management Act of 1972, (16 USC 1451 et. seq); the Grant-In-Aid Award Conditions attached hereto; the Grants Management Manual for Grants under the Coastal Zone Management Act; Volume 15, Code of Federal Regulations, Part 920; printed in the Federal Register, Vol. 42, No. 83 - Friday, April 29, 1977; Federal Management Circulars 74-4 and 74-7; and applicable State and Federal laws and regulations.

Signed this _____ day of _____, 19____, in California.

State of California

Accepted on behalf of the Grantee:

Signature: _____

Name: _____

(please print or type)

Director

Title: _____

Office of Planning and Research

CHAPTER 3: GRANT MANAGEMENT

The Office of Planning and Research is responsible for insuring that the grantee meets certain requirements pertaining to grant administration and fiscal management. Reporting and reimbursement procedures have been established to facilitate grant monitoring, audits, and grantee reimbursement. Samples of the forms that will be used in grant management follow this chapter.

OPR's administration of the LCP will be guided by the following policies:

- (1) Grantees are responsible for efficient and effective administration through the application of sound management practice in all aspects of the work;
- (2) The grantee is responsible for seeing that the grant funds are expended and accounted for in a manner consistent with grant conditions and program objectives; and,
- (3) Each grantee, in recognition of its own unique combination of staff capabilities and experience, has the primary responsibility for employing whatever form of organization and management techniques that may be necessary to assure proper and efficient administration.

A. Reports

Each grantee must submit progress reports to OPR in accord with the schedule set forth in the work program and a completion report within 60 days of the completion of each grant period.

1. Progress Report. At a minimum, each grantee shall submit progress reports three times during a fiscal year or grant period. These reports can coincide with the grantee's submission of products and request for reimbursement of costs, but must be separate from the completion report. Using the "Product and Milestone Description" discussed earlier, the grantee should provide a list of all products

and milestones that have been completed within the reporting period, a brief explanation of how completion was measured, and a list of the status of any other products and milestones for which work was scheduled. The grantee should provide an explanation for any product or milestone that has not been accomplished according to schedule, and a discussion of the activities undertaken to bring the LCP back on schedule.

Documentation of product or milestone completion should be submitted with the report. In addition, the grantee should include a statement identifying specific activities undertaken to involve the public in the LCP and an equal opportunity statement completed on the form provided. Problems encountered implementing the grantee's Affirmative Action Policy should be discussed.

If consultants were employed on the project during the reporting period, the grantee should explain the reasons for using consultants rather than staff, describe the process of consultant selection, and evaluate the products or services received.

2. Completion Report. The project completion report serves to notify OPR of the formal completion of the grant, provides an evaluation of the degree to which subcategory objectives have been met, and transmits a final report on expenditures. It should include:

- (1) A brief statement summarizing what the program intended to accomplish;
- (2) An evaluation of each subcategory objective scheduled for the grant period, including the relationship of the work completed to the total LCP;
- (3) The final budget and itemized statement of expenditures;
- (4) An assessment of the extent and quality of citizen involvement; and;

- (5) A list of all reports, maps, and other documents resulting from the program.

3. Program Documents. The grantee is required to furnish OPR with three (3) copies of all documents, published or unpublished, completed as part of the program and specified in the work program. Three color photographs or photostats of models or of unpublished maps or plans which are colored or too large to fold compactly should also be submitted. The photographs and photostats should be labeled and identified.

One copy of all LCP materials must be submitted to the Regional Commission. Written documents must be readily reproducible to enable the Regional Commission to circulate the documents to the public, other agencies, and Commission members. Simultaneous submission of the LCP materials to the State Commission would facilitate timely review.

The cover or title page of all reports, studies, or other documents resulting from this grant shall contain the following acknowledgement:

"This document was prepared with financial assistance from the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration, under the provisions of the Federal Coastal Zone Management Act of 1972."

4. Fiscal Records. The grantee is responsible for maintaining accurate and complete records of all grant supported expenditures. These records shall contain information pertaining to grant awards and authorizations, obligations, unobligated balances, assets, liabilities, outlays and income. All records pertaining to the management of the grant shall be made available to state or federal officials upon request for the purposes of audit or other routine grant related inspection.

B. Grant Payments

Up to 75% of the expenses incurred in carrying out the work described in the Total Work Program, or that portion of the Work Program

covered by a single grant period, may be reimbursed during the course of the grant period. The reimbursement payments will generally be tied to the completion of products specified in the Work Program. Reimbursement requests should be supported by program documents and should be only for the amount of funds expended in preparing the document or products. "Request for Reimbursement" forms are shown on the following pages.

OPR and Commission staff will approve reimbursement payments based on review of the products. For all such partial payments, jurisdictions should normally receive grant payments within 45 days of their request. The final payment for expenses incurred during each grant period will be made after the completion report and all products have been submitted and reviewed.

In special cases where long periods without products or local fiscal constraints cause difficulties for a grantee, OPR may agree to alternative procedures allowing for interim support. Measurable progress on the LCP should be noted in the schedule to accommodate such interim support.

REQUEST FOR FUNDS
COASTAL GRANTS

Page 1 of 2

TO: Office of Planning and Research
Community Assistance Division
1400 Tenth Street
Sacramento, CA 95814

FROM: Grant Recipient: _____
Address: _____

Agreement No: _____ Total Federal Grant: \$ _____
Percentage of project completed: # _____
Percentage of funds requested to date: _____
Period covered by this request: _____

	<u>Project Costs</u>
Cost of project this period:	\$ _____
Previously reported costs:	\$ _____
Total costs to date:	\$ _____
Grant amount requested this period:	\$ _____
Cash grant received to date:	\$ _____
Cash grant disbursed to date:	\$ _____
Cash grant on hand:	\$ _____
Estimate of next month's needs:	\$ _____

I, _____, Project director, hereby certify
that the above costs were incurred in the performance of work required
under Grant Agreement No. _____.

MAKE CHECK IN SUM OF \$ _____ (Grant amount currently re-
quested)

PAYABLE TO: _____

Signature: _____
Date: _____

DO NOT WRITE BELOW THIS LINE

Approved for Payment Date: _____ _____ Administrative Services Officer

*Please attach one copy of program documents for which billing is made.

Submit original and five copies.

COMPLETE REVERSE SIDE.

REQUEST FOR FUNDS
COASTAL GRANT

TO: Office of Planning and Research
Community Assistance Division
1400 Tenth Street, Room 222
Sacramento, California 95814

FROM: Grant Recipient: _____

Address: _____

Budget Item	Budgeted Amount	Total Funds Expended This Period*	Cumulative Funds Expended To date *
Salaries and Benefits			
General Expense			
Printing			
Travel			
Professional and Consultant			
TOTAL			

I certify to the best of my knowledge that the funds listed in the "expended" column are consistent with the amounts evidenced by supporting documents and expenditures have been entered into the official accounting records.

Signature

Date

*Amount should agree with total costs reported on the Request for Funds for this period.

CPA/

For Period _____ thru _____

[illegible]

Number of Staff Positions: _____
 " Consultants: _____
 Committee Members _____
 or Commissioners: _____

I hereby certify that the _____ individuals assigned to Project _____, as shown above, represent the total number of individuals assigned to this project during the period _____ thru _____.

Positions not included in above:

Total:

TOTAL:

(Date)

APPENDICES

APPENDIX A: MAILING LISTS

CITY AND COUNTY PLANNING DIRECTORS

DEL NORTE COUNTY PLANNING COMMISSION
Courthouse, 450 H Street, Room 6
Crescent City, CA 95531
Telephone: (707) 464-2117
Planning Director: Marshall Jones

Crescent City Planning Commission
450 H Street
Crescent City, CA 95531
Telephone: (707) 464-8541
Planning Director: Michael J. Young

HUMBOLDT COUNTY PLANNING COMMISSION
520 E Street
Eureka, CA 95501
Telephone: (707) 445-7541
Planning Director: Stanley R. Mansfield

Arcata City Planning Commission
736 F Street
Arcata, CA 95521
Telephone: (707) 822-5951
Planning Director: Wayne G. Goldberg

Eureka City Planning Commission
P.O. Box 1018
Eureka, CA 95501
Telephone: (707) 443-7331
Planning Director: Jack Segal

Ferndale Planning Commission
P.O. Box 308
Ferndale, CA 95536
Telephone: (707) 786-4227
Circuit Planner: Matt Morris

Fortuna City Planning Commission
P.O. Box 545
Fortuna, CA 95540
Telephone: (707) 725-3308
Planning Director: Tom McWhorter

Trinidad City Planning Commission
Drawer N
Trinidad, CA 95570
Telephone: (707) 677-6712
Circuit Planner: Matt Morris

MENDOCINO COUNTY PLANNING COMMISSION
Courthouse
Ukiah, CA 95482
Telephone: (707) 462-1402
Planning Director: Gary De Salvatore

Fort Bragg City Planning Commission
City Hall 416 N. Franklin Street
Fort Bragg, CA 95437
Telephone: (707) 964-5325
Asst. City Planner: Chet Boddy

City of Point Arena
P.O. Box 67
Point Arena, CA 94568
Telephone: (707) 882-2334
Planning Director:

SONOMA COUNTY PLANNING COMMISSION
2555 Mendocino Avenue
Santa Rosa, CA 95401
Telephone: (707) 527-2412
Community Services Director: Duane Butler

MARIN COUNTY PLANNING COMMISSION
Civic Center
San Rafael, CA 94903
Telephone: (415) 479-1100
Planning Director: Donald Gutoff

SAN FRANCISCO PLANNING COMMISSION
Planning Department, 100 Larkin Street
San Francisco, CA 94102
Telephone: (415) 558-4656
Planning Director: Rai Y. Okamoto

SAN MATEO COUNTY PLANNING COMMISSION
County Government Center
Redwood City, CA 94063
Telephone: (415) 364-5600
Planning Director: Don Wolfe

Daly City Planning Commission
City Hall, Sullivan Avenue & 90th St.
Daly City, CA 94015
Telephone: (415) 992-4500
Planning Director: John Walker

Half Moon Bay Planning Commission
P.O. Box 67
Half Moon Bay, CA 94010
Telephone: (415) 726-5566
Planning Director: Stanley M. Walker

Pacifica Planning Commission
170 Santa Maria Avenue, City Hall
Pacifica, CA 94044
Telephone: (415) 355-4151
Planning Director: Malcolm Carpenter

SANTA CRUZ COUNTY PLANNING COMMISSION
400 Government Center - 701 Ocean Street
Santa Cruz, CA 95060
Telephone: (408) 475-2191
Planning Director: Kay Bowden

Santa Cruz City Planning Commission
Room 206 - City Hall Annex
809 Center Street
Santa Cruz, CA 95060
Telephone: (408) 429-3555
Planning Director: Robert Lawrence

City of Capitola Planning Commission
420 Capitola Avenue
Capitola, CA 95010
Planning Director: Patrick McCormick

Watsonville City Planning Commission
P.O. Box 430
Watsonville, CA 95076
Telephone: (408) 722-3551
Planning Director: Robert Ellenwood

MONTEREY COUNTY PLANNING COMMISSION
P.O. Box 1208
Salinas, CA 93901
Telephone: (408) 422-9018
Planning Director: E.W. DeMars

Carmel-By-The-Sea Planning Commission
P.O. Drawer G
Carmel, CA 93921
Telephone: (408) 624-6835
Planning Director: Robert G. Griggs

Marina City Planning Commission
211 Hillcrest Avenue
Marina, CA 93933
Telephone: (408) 384-5220
Planning Director: Dennis Boehlje

Monterey City Planning Commission
City Hall
Monterey, CA 93940
Telephone: (408) 372-8121
Planning Director: Richard M. Garrod

Pacific Grove City Planning Commission
City Hall
Pacific Grove, CA 93950
Telephone: (408) 375-9861
Planning Director: Robert J. Woodruff

City of Sand
#1 Sylvan Park, City Hall
Sand City, CA 93955
Telephone: (408) 394-3054
Planning Director:

Seaside Planning Commission
440 Harcourt Avenue, City Hall
Seaside, CA 93955
Telephone: (408) 394-8531
Planning Director: John Carlson

SAN LUIS OBISPO COUNTY PLANNING COMMISSION
Courthouse Annex - Room 102
San Luis Obispo, CA 93401
Telephone: (805) 543-1550
Planning Director: Ned Rogoway

Grover City Planning Commission
P.O. Box 365
Grover City, CA 93433
Telephone: (805) 489-4040
Planning Director: Wilson Hubbel

Morro Bay City Planning Commission
595 Harbor Street, City Hall
Morro Bay, CA 93442
Telephone: (805) 772-2212
Planning Director: James E. Nuzum

Pismo Beach Planning Commission
P.O. Box 3
Pismo Beach, CA 93449
Telephone: (805) 773-4657
City Administrator: Wayne Hoerth

SANTA BARBARA COUNTY PLANNING COMMISSION
123 East Anapamu Street
Santa Barbara, CA 93101
Telephone: (805) 966-1611
Planning Director: Britt A. Johnson

Carpinteria City Planning Commission
P.O. Box 278
Carpinteria, CA 93010
Telephone: (805) 684-4554
Planning Director: Carl K. Rowley

Santa Barbara City Planning Commission
P.O. Drawer P-P, City Hall
Santa Barbara, CA 93102
Telephone: (805) 963-0611
Planning Director Bruce N. Thompson

VENTURA COUNTY PLANNING COMMISSION
625 E. Santa Clara Street
Ventura, CA 93001
Telephone: (805) 648-6131
Planning Director: Victor R. Husbands

Oxnard City Planning Commission
305 W. Third Street
Oxnard, CA 93030
Telephone: (805) 486-2601
Planning Director: Gene L. Hosford

Port Hueneme City Planning Commission
250 N. Ventura Road
Port Hueneme, CA 93041
Telephone: (805) 488-3625
Planning Director: Harold B. Wright

Ventura City Planning Commission
501 Poli St., P.O.Box 99
Ventura, CA 93101
Planning Director: Roger Barry

LOS ANGELES COUNTY PLANNING COMMISSION
320 West Temple Street
Los Angeles, CA 90012
Telephone: (213) 974-6401
Planning Director: Norman Murdoch

Avalon City Planning Commission
City Hall, P.O. Box 707
Avalon, CA 90704
Telephone: (213) Avalon 220 thru operator
Planning Director: Tom Koetz

El Segundo City Planning Commission
350 Main Street
El Segundo, CA 90245
Telephone: (213) 322-4670
Planning Director: Edward R. Loverde

Hermosa Beach Planning Commission
City Hall, Civic Center
1315 Valley Drive
Hermosa Beach, CA 90254
Telephone: (213) 376-6984
Planning Director: Rod Merl

Long Beach City Planning Commission
333 W. Ocean Blvd.
Long Beach, CA 90802
Telephone: (213) 436-9041
Planning Director: Robert Paternoster

Los Angeles City Planning Commission
200 North Spring Street
Room 561 K
Los Angeles, CA 90012
Telephone: (213) 485-5071
Planning Director: Calvin S. Hamilton

Manhattan Beach Planning Commission
1400 Highland Avenue
Manhattan Beach, CA 90266
Telephone: (213) 545-5621
Planning Director: Thomas H. Corley

Palos Verdes Estates Planning Commission
P.O. Box 1086
Palos Verdes Estates, CA 90274
Telephone: (213) 378-0383
Planning Director: George Taylor

Rancho Palos Verdes Planning Commission
30940 Hawthorne Blvd.
Rancho Palos Verdes, CA 90274
Telephone: (213) 377-0360
Planning Director: Sharon Hightower

Redondo Beach Planning Commission
P.O. Box 270
Redondo Beach, CA 90277
Telephone: (213) 372-1171
Planning Director: Harlan Curwick

Santa Monica City Planning Commission
1635 Main Street
Santa Monica, CA 90401
Telephone: (213) 393-9975
Planning Director: James W. Lunsford

Torrance Planning Commission
3031 Torrance Blvd.
Torrance, CA 90503
Telephone: (213) 328-5310
Planning Director: Charles M. Shartle

ORANGE COUNTY PLANNING COMMISSION
811 N. Broadway, P.O. Box 4108
Santa Ana, CA 92702
Telephone: (714) 834-2050
Assistant Director: Richard Munsell

Costa Mesa Planning Commission
P.O. Box 1200
Costa Mesa, CA 92626
Telephone: (714) 556-5245
Planning Director: Charles Roberts

Huntington Beach Planning Commission
P.O. Box 190, 2000 Main Street
Huntington Beach, CA 92648
Telephone: (714) 536-5271
Planning Director: Edward D. Selich

Laguna Beach Planning Commission
505 Forest Avenue
Laguna Beach, CA 92651
Telephone: (714) 494-1124
Planning Director: Douglas J. Schmitz

Newport Beach Planning Commission
3300 West Newport Blvd.
Newport Beach, CA 92660
Telephone: (714) 673-2110
Planning Director: R.V. Hogan

San Clemente City Planning Commission
Civic Center, 100 Avenida Presidio
P.O. Box 368
San Clemente, CA 92672
Telephone: (714) 492-5101
Planning Director: Richard T. Ahlman

Seal Beach Planning Commission
211 Eighth Street, P.O. Box 2628
Seal Beach, CA 90740
Telephone: (213) 431-2527
Planning Director: Robert Neprud

SAN DIEGO COUNTY PLANNING COMMISSION
Room 207, Civic Center, 1600 Pacific Hwy.
San Diego, CA 92101
Telephone: (714) 236-2108
Planning Director: Robert Kelsey

Carlsbad Planning Commission
1200 Elm Avenue
Carlsbad, CA 92008
Telephone: (714) 729-1181
Planning Director: Bud Plender

Chula Vista Planning Commission
P.O. Box 1087
Chula Vista, CA 92012
Telephone: (714) 427-3300
Planning Director: D.J. Peterson

Coronado Planning Commission
City Hall, 1825 Strand Way
Coronado, CA 92118
Telephone: (714) 435-2211
Planning Director: John Lohman

Del Mar Planning Commission
201 - 15th Street
Del Mar, CA 92014
Telephone: (714) 755-0121
Planning Director: William T. Healy

Imperial Beach Planning Commission
825 Coronado Avenue
Imperial Beach, CA 92010
Telephone: (714) 423-8300
Planning Director: James Butler

National City Planning Commission
1243 National Avenue
National City, CA 92050
Telephone: (714) 477-1181
Planning Director: Malcolm C. Gerschler

Oceanside City Planning Commission
321 N. Nevada
Oceanside, CA 92054
Telephone: (714) 433-9000
Planning Director: Lou Lightfoot

San Diego City Planning Commission
202 C Street
San Diego, CA 92101
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John W. Elmore

PORT OF LOS ANGELES

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Attn: Fred B. Crawford, Gen.Mgr.
Bob Weir

PORT OF LONG BEACH

P. O. Box 570
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Donald Bright

PORT OF SAN DIEGO

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